### TO:
PLANNING COMMITTEE

### DATE:
22nd January 2020

### REPORT OF:
HEAD OF PLACES & PLANNING

### AUTHOR:
James Amos

### TELEPHONE:
01737 276188

### EMAIL:
james.amos@reigate-banstead.gov.uk

### AGENDA ITEM:

<table>
<thead>
<tr>
<th>AGENDA ITEM</th>
<th>WARD</th>
</tr>
</thead>
</table>
| 8a – 19/00990/F  
8b – 19/00991/LBC | Banstead Village |

### APPLICATION NUMBER:

<table>
<thead>
<tr>
<th>APPLICATION NUMBER</th>
<th>VALID</th>
</tr>
</thead>
<tbody>
<tr>
<td>19/00990/F and 19/00991/LBC</td>
<td>28/05/2019</td>
</tr>
</tbody>
</table>

### APPLICANT:
Stonegate Homes Ltd

### AGENT:
Montagu Evans LLP

### LOCATION:
BANSTEAD PLACE, PARK ROAD, BANSTEAD, SURREY, SM7 3EE

### DESCRIPTION:
8a and 8b: Change of use and external alterations including partial demolition to Banstead Place for residential use to create a total of 31 residential units across the site; Demolition of modern additions within site boundary and construction of part one and part two storey buildings for residential use; new car parking layout, and landscaping alterations within site boundary. Internal and external alterations to enable conversion and refurbishment of Banstead Place for residential use; Demolition of modern extensions to Banstead Place and replacement with residential units and new landscaping; Internal and external alterations to enable conversion and refurbishment of the Lodge for residential use and ancillary buildings for associated uses; Demolition of modern buildings and ancillary structures within the former walled garden and replacement with residential units and new landscaping; and restoration of existing Ha-Ha, reinstatement of woodland path and associated landscape improvements. As amended on 24/06/2019, on 25/09/2019, on 23/10/2019 and on 07/01/2020.

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

These are applications for full planning permission (8a) and listed building consent (8b) respectively.

Banstead Place is a charitable institution operating as a specialist rehabilitation centre for young adults suffering from brain injuries. The proposal is for the change
of use of the facility from a residential institution to a residential use, and the provision of 31 residential units on the site. The main building on the site would be converted to 10 flats whilst modern extensions to the east of the main building and within the walled garden would be demolished and, in their place, 20 new terraced dwellings would be erected. In addition, the Lodge, located to the south-west of the main building would be converted to a dwelling. A total of 71 car parking spaces would be provided in various locations around the site. The existing access is to be re-used, with a formerly proposed second access deleted from the proposals.

The main building occupying the site is a grade II* statutory listed building. Sensitive internal and external alterations and extensions are proposed to facilitate the conversion of the building. An application for listed building consent is also included on this agenda.

The proposals also include the restoration of an existing Ha-Ha, the reinstatement of woodland path and associated landscape improvements, including the re-provision of an arboretum, a pear orchard and historic woodland management.

The proposals have been the subject of pre-application consultation with both the Council and with Historic England. Negotiations with the applicants over the course of both the pre-application consultation and the planning and listed building consent applications has been undertaken and has resulted in a proposal which both the Council and Historic England are able to support.

A key issue for the new proposal has been the size, scale and form of development in the kitchen garden, though there have been a considerable number of smaller issues, due to the size of the listed building and the number of features and buildings within its grounds.

There are a number of positive elements in the scheme as well as neutral elements, and it is concluded that the proposals are acceptable from a conservation viewpoint as they preserve the Listed Building, its setting and the Conservation Area. The demolition of the flat roof extensions is welcome, as well as the opening up of circulation within the site. The demolition of the northern single storey extension to the Banstead Place will be particularly welcome. Residential subdivision of a Georgian house is always a challenging process, but subdivision of principal rooms has been minimised, and there is the opportunity for greater clarity, from the research process, of the former country house uses becoming more legible, such as the library, billiard room and kitchen, subject to submission of suitable details.

New development has been kept to the rear of the property and discussions have focused on reducing the scale of the proposals. There has been commitment to managing the arboretum to the north, though a Historic Garden Management Plan will be required to gradually bring this wooded area back into good management. There is a need for repairs to the kitchen garden walls and the ha-ha ditch which has been committed to by the applicant and secured as part of the development.

In conclusion the development has preserved the heritage asset and enhanced certain elements.
The site is located in the Green Belt and Core Strategy Policy CS3 and DMP Policy NHE5, in line with the NPPF (2019), state the construction of new buildings will be regarded as inappropriate in the Green Belt unless they fall within one of the listed exceptions. It is considered that the site comprises previously developed land and could therefore benefit from the exception set out in part G of NPPF para 145.

The proposals have been assessed with regards to their impact on the openness of the Green Belt and it has been concluded that the proposals would have no greater impact on openness than existing development and would not conflict with the purposes of including land within the Green belt. Accordingly, it is considered that the proposals would not constitute inappropriate development within the Green Belt.

The design of the new build elements has been carefully considered and amendments to the height of part of the proposed dwellings in the Walled Garden area are welcome and have resulted in a form of development which is appropriate in terms of its scale and design.

The formerly proposed new access point has been deleted from the proposals and just the existing access into the site would be re-used. A total of 71 car parking spaces are proposed which is considered acceptable.

A mix of dwelling sizes is proposed which would accord with adopted Policy. Each unit would be designed to meet the relevant standards set out in the Nationally Described Space Standards. Appropriate levels of cycle parking and refuse storage would also be provided.

The Landscape Strategy submitted with the application is considered acceptable as is the impact of the proposals on trees on the site. Further improvements would be provided through an Historic Woodland Management Plan.

The proposals have been assessed with regards to their impact on bio-diversity, energy and sustainability and are considered acceptable.

Accordingly, planning permission is recommended subject to conditions.

**RECOMMENDATION**

8a – 19/00990/F - Planning permission is **GRANTED** subject to conditions.

8b – 19/00991/LBC - Listed building consent is **GRANTED** subject to conditions.
Consultations:

Highway Authority: The County Highway Authority has assessed the application on safety, capacity and policy grounds and is satisfied that the application would not have a material impact on the safety and operation of the adjoining public highway with respect of access, net additional traffic generation and parking. The County Highway Authority therefore has no highway requirements subject to conditions relating to the provision of visibility splays at the site entrance, the provision of tactile paving at the site entrance, signs to enforce a one-way system through the site, the provision of the parking and turning areas prior to occupation, the provision of a construction management plan, the provision of cycle parking and the provision of electric vehicle charging sockets to residents and visitor parking spaces.

Drainage Authority – The Local Lead Flood Authority have reviewed the proposals and have considered the Flood Risk Assessment that is submitted as part of the proposals. They are satisfied that the proposed drainage scheme meets the requirements set out in the aforementioned document and are content with the development proposed subject to the imposition of a conditions requiring the proposed SUDS scheme to be implemented and maintained throughout the lifetime of the development.

Surrey CC Archaeology Officer – Banstead Place is a designated heritage asset dating from at least the early 18th century and the proposals have the potential to impact on buried remains associated with the history of the building. In acknowledgement of this the application is supported by a desk based archaeological assessment prepared by Archaeology South East.

It is confirmed that the assessment has consulted all currently available sources including the Surrey Historic Environment Record in order to characterise the archaeological potential of the site and concludes that whilst there is a moderate potential for archaeology of prehistoric date, the main archaeological interest lies in the high potential for buried archaeology from the post mediaeval development of the site.

As there is potential for archaeology to be present within the site, the report suggests that further archaeological works are required in order to properly assess the nature and extent of any archaeology that may be present. It is agreed with this conclusion and it is advised that in the first instance this should comprise of an evaluation trial trenching exercise, which will aim to rapidly establish whether archaeological assets are present. The results of the evaluation will enable suitable mitigation measures to be developed.

In this case the site has suffered some previous disturbance and as it appears unlikely that archaeological remains of national significance requiring preservation in situ will be present, it is considered that it would be reasonable to secure a programme of archaeological evaluation and, mitigation works by the use of a condition should planning permission be granted.

Conservation and Heritage Officer - Banstead Place is a grade II* Listed Building in Banstead Conservation Area. There are a number of curtilage structures that have
the same protection as the listed building, including the ha-ha ditch, kitchen garden, outbuildings, lodge etc. There is also a locally listed historic garden designation, which covers much of the site and associated parkland.

Banstead Place is a house of mid-18th century appearance. The first reference to Banstead Place is in 1702. By 1783 it is described as an “excellent modern built brick dwelling house of 6 genteel rooms on a floor, adequate domestic offices, coach house, stabling, shrubbery and gardens with a detached farm-house, large barns and outbuildings.”

It worth noting the historic uses of the rooms in terms of the spatial order of Banstead Place. The core of the house around the central entrance is where the principal rooms for the owners were situated. The historic use of the house consists of on the north side of the entrance hall and staircase, a double drawing room, with later conservatory to the north and on the south side of the entrance hall and staircase, a panelled library at the front and the dining room to the rear. Further to the south side were the Georgian kitchen with Venetian window and ancillary offices including towards the south east end, including the Servant’s Hall with the bell to exterior. Around 1900 a billiard room was added on the south west corner.

The main Georgian features in terms of joinery are the staircase and the panelled library, though skirting, dado rails and two fireplaces date from this period. The mid-18th century staircase was extended to the attic in the Regency period at which time the southern garden bay was added to the south of the original Georgian garden bay. In the 19th century the attic floor was added over the southern wing and connected to the existing Georgian attic over the centre of the house. A large nursery room was added on the south east side of this Victorian addition. There is a quantity of Victorian plasterwork in the main rooms, some of which appears to have been embellished from earlier plasterwork. Fireplaces have generally not survived and the doors are currently boarded over.

In the grounds is the walled garden, the lodge (a former filtration plant and underground water reservoir, a rare feature, to reduce the chalkiness of the water), the Georgian coach house and flint outbuilding. The historic garden to the north consists of an 18th century wilderness Yew woodland and Victorian wooded garden in need of management, and to the east former parkland and ha-ha ditch. To the south is a walled garden and site of John Motteux’s pear orchard, who was a vice president of the (now Royal) Horticultural Society (and responsible for the unusual reservoir).

From the 1950’s a number of single storey flat roof buildings were added, of a prefabricated nature as part of the current Queen Elizabeth Foundation use. In the 1990’s the walled garden was development with accommodation in a classical style.

A key issue for the new proposal has been the size, scale and form of development in the kitchen garden, though there have been a considerable number of smaller issues, due to the size of the listed building and the number of features and buildings within its grounds.
Discussions on other parts of the site have included the conversion of the house in terms of detailing and subdivision, the car park locations, which has now been resolved and avoids the historic Yew trees, general historic garden issues, which can be covered by a Historic Garden Management Plan, the form of the Garden walk housing to east of Banstead Place, the conversion of the front lodge and its unusual former underground reservoir, and the retention of the Georgian roof above the south wing, which is now being retained.

In what is now referred to as the arboretum, historically the 18th century yew wilderness woodland, the Victorian wooded garden and associated features such as the ice house and pond. The area has suffered from neglect and colonisation of sycamore, and a Historic Garden Management Plan is needed to ensure how the garden will be managed and pruned back in to a reasonable condition. This may take 10 to 20 years of routine maintenance for lawns and ground cover to return as light conditions are improved with the woodland garden.

The following heritage policies apply. The Planning (Listed Buildings & Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. It also requires a local planning authority to have special regard to the desirability of preserving or enhancing the character or appearance of that area. The NPPF Part 16. “Conserving and enhancing the historic environment” considers Statutory Listed Buildings and Conservation Areas to be designated heritage assets. Whilst the historic garden listings are generally local, in this case the designation is within the Conservation Area, and curtilage and setting of the statutory listed buildings so would fall within these designated heritage asset considerations.

The applicant has described the significance of the heritage assets as required under NPPF paragraph 189 and the local planning authority has identified the particular significance of the heritage asset. In considering the impact of a proposed development, under paragraph 193, on the significance of a designated heritage asset, great weight has been given to the asset’s conservation and harm has been considered under paragraph 194 to 196. It is considered that the any harm is less than substantial harm to the significance of a designated heritage asset, and this harm has been weighed against the public benefits of the proposal. In accordance with paragraph 200, the local planning authority has looked at the opportunities for the development to enhance or better reveal the significance of the Conservation Area and setting of the heritage asset. Reigate and Banstead Policy CS4: Valued townscapes and the historic environment and Policy NHE9: Heritage assets have similar considerations to the NPPF and the Act.

The negotiations have been complex due to the large size of the listed building and its important II* listing. There are also a large number of curtilage features in the grounds including the kitchen garden wall, the ha-ha ditch, the former coach house and former lodge and underground reservoir, as well as the wilderness garden to the north, now known as an arboretum.

There are a number of positive elements in the scheme as well as neutral elements, and I would conclude the proposals are acceptable from a conservation viewpoint as
they preserve the Listed Building, its setting and the Conservation Area. The demolition of the flat roof extensions is welcome, as well as the opening up of circulation within the site. The demolition of the northern single storey extension to the Banstead Place will be particularly welcome. Residential subdivision of a Georgian house is always a challenging process, but subdivision of principal rooms has been minimised, and there is the opportunity for greater clarity, from the research process, of the former country house uses becoming more legible, such as the library, billiard room and kitchen, subject to submission of suitable details.

New development has been kept to the rear of the property and discussions have focused on reducing the scale of the proposals. There has been commitment to managing the arboretum to the north, though a Historic Garden Management Plan will be required to gradually bring this wooded area back into good management. There is a need for repairs to the kitchen garden walls and the ha-ha ditch which has been committed to by the applicant and secured as part of the development.

In conclusion the development has preserved the heritage asset and enhanced certain elements. The Council has given the required great weight to the conservation of the heritage assets, and it is considered that harm has been minimised by careful consideration of the impact on the historic fabric and reduction of the scale of the proposed development, which has removed initial concerns about the impact on the setting on the listed building and conservation area. The use of appropriate high quality materials, design and detailing will be further ensured by condition. It is hoped that the development will help to secure the long term viable use and sustainable future of Banstead Place, in a manner consistent with its conservation, and that the associated development now has an acceptable relationship to Banstead Place as a heritage asset, and character of the surrounding area.

Historic England – Note that pre-application advice was provided for proposals at this site. HE attended meetings to discuss proposals on the 13th September and 8th November 2018 and provided written advice on the 28th September, 16th November and 11th December 2018.

Banstead Place is a grade II* listed mid-18th century Classical villa with grounds, situated in the Park Road/ Mint Road Conservation Area. The site is currently used by the Queen Elizabeth Foundation (QEF) Neuro Rehabilitation Service, which offers neuro rehabilitation transitional support for adults following brain injury or neurological illness. The facility is surplus to requirements and QEF intend to relocate the existing services at Banstead Place to a new consolidated facility with wider services in Leatherhead.

This application seeks to change the current institutional use of the site to entirely residential with the developer being Stonegate Homes. The application proposes the alteration of the main house to residential use and the demolition of post war additions and extensions in the grounds to be replaced with new dwellings. The proposals seek to reinstate the lost formal garden to the rear (east) of the main house and landscaped area to the front (west) of the main house. The application further seeks to improve the appreciation of the walled garden. To facilitate the redevelopment of the site, the application includes parking provision.
Significance

The Banstead Park Estate originated in the early seventeenth century (formerly known as Carpenters) and was purchased from the owners, the Wilmot family, in the eighteenth century. The villa is thought to date to the mid-18th century and possibly involved the clearance of older buildings on the site. The estate passed through several families including John Motteux, a Huguenot and Director of the East India Company and subsequently Sir Ralph Neville before being bequeathed to the Worshipful Company of Skinners in 1923. The villa was requisitioned by the War Office in 1939 as a hospital for servicemen and from 1946-55 it housed displaced Londoners driven out by the Blitz. The Queen Elizabeth Foundation (QEF) acquired a lease in 1956 and then the freehold in 1973.

The principal building is a red brick villa of symmetrical Classical design with a central entrance hall and rear staircase, originally flanked by rooms either side. The building was modified in the later eighteenth century with alterations to the roof and the rear elevation. In the Victorian and early Edwardian period substantial brick extensions and a conservatory were added to the north and south of the main villa to provide additional family residential accommodation and entertainment space making the building asymmetrical. The building draws its significance from its historical and aesthetic value as a mid-18th century country villa.

A key feature of country villa design was the intrinsic link between the principle building, its surrounding landscape and ancillary buildings. The landscaped grounds and historic ancillary buildings and structures, e.g. the walled garden, at Banstead Place, though altered, add to the significance of the site and together with the principal house have evidential value in their grouping.

Although externally the domestic character of the villa in its setting is still appreciable, following the QEF occupation of the site the character of the interior of the building and its setting is institutional, with its domestic social history obscured. Poorly designed modern buildings associated with the sites use as a rehabilitation centre have been constructed in the form of wings to the north, east and south of the main building. In 1988-91 three additional five person “cluster units” with additional staff accommodation were constructed within the boundary of the walled garden.

The prominence of the Georgian, Victorian and Edwardian architecture at Banstead Place amongst surrounding vernacular buildings contributes to the special historic and architectural interest of the Park Road/ Mint Road Conservation Area.

It is our view therefore that the these post-war additions and extensions which shroud the mid-18th century Classical villa and cover much of its grounds do not make a positive contribution and cause harm to the significance of the highly graded listed building, associated curtilage listed buildings and structures, their setting and the special architectural and historic interest of the Conservation Area.

Impact

The heritage statement is effective in analysing the planning history of Banstead
Place and HE agree with its conclusion that the building and its surrounding grounds have been significantly altered over time to meet the differing requirements of successive occupiers. In their view these changes have been to the site’s detriment, negatively affecting the site’s significance. With this in mind, Historic England has supported the applicant, through pre-application advice, to bring about positive improvement which better reveals the site’s significance. This application seeks to achieve this through the demolition of the post-war additions and extensions, the re-instatement of landscape features, the internal re-configuration of the main building for residential use and the introduction of sensitively sited new dwellings into the landscape.

Government policy as set out in the National Planning Policy Framework (NPPF) has a clear commitment to achieving sustainable development which in its environmental role includes contributing to protecting and enhancing the natural, built and historic environment (NPPF para 8c). Heritage assets are an irreplaceable resource and the approach set out in the NPPF requires local planning authorities to take account of the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting). The NPPF advises that planning authorities should look to avoid or minimise any conflict between the conservation of a heritage asset and any aspect of a proposal (NPPF para 190). NPPF paragraphs 193 and 194 require that great weight should be given to the conservation of designated heritage assets, irrespective of the level of harm to be caused and that any harm requires clear and convincing justification.

In determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation and the desirability of new development making a positive contribution to local character and distinctiveness (NPPF para 192a and c).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (NPPF para 200).

**Position**

Banstead Place - internal works

HE notes from the heritage statement, existing plan drawings and the photographic survey that the historic plan form has been significantly altered to accommodate the existing institutional use. From photographic evidence some architectural details survive including joinery, decorative plaster work, fireplaces and staircases.

The proposed scheme includes the complete remodelling and refurbishment of the principle listed building into self-contained flats with the insertion of bathrooms and kitchens. There should be a presumption in favour of retaining the historic plan form without alteration or subdivision where possible, and of retaining and upgrading architectural features and finishes of merit, such as decorative plasterwork, joinery
HE states that they are pleased that no wholesale removal of historic internal walls is proposed and that flats are created by internal subdivision within the historic plan form. Where this is undertaken, new partitions should be carefully inserted around existing architectural features. To facilitate the formation of the flats a limited number of new openings are proposed in the historic fabric. Where removing parts of a wall for the creation of a door, we would expect that cornices and decorative features are retained and that a 'jib' door might be considered. This would allow existing design patterns, symmetrical elevations or architectural details to be retained, repaired and revealed.

The single storey service range to the south of the main house is proposed to have a section of first floor roof removed to facilitate a first floor extension. The significance of the existing roof structure needs to be established and incorporated into the scheme if found to be of significance. HE are broadly content with the principle of some new development at attic level and note that the proposed new form is set back from the existing external walls and is subordinate to the adjacent Victorian wing.

Banstead Place - external works

The mid-18th century symmetrical composition of the main building was altered with the addition of a conservatory to the north and additions to the south in the Victorian and Edwardian period. With the occupation of the QEF further modern additions and extensions have shrouded the exterior of the highly graded villa and altered its appearance from a domestic building to one of an institutional form.

HE supports the careful removal of the post war additions and extensions, including access ramp which in our view will improve the appearance of the elevations, better revealing the historic and aesthetic significance of the building.

Banstead Place - Conservatory

The post war additions and extensions have also obscured and altered the 19th century conservatory abutting the north gable of the building. HE agree with the heritage statement that this element of the historic building only makes a limited contribution to the significance of the listed building. They welcome the proposed removal of intrusive modern extensions and the reinstatement of an un-obscured conservatory. It would be their preference as a first principle that as much of the historic conservatory be retained where possible and repaired as required. Should this not be possible they would welcome a replacement conservatory that reflects the Victorian design.

Garden Walk Housing

The post war extensions to the rear (east) of the principal building are detrimental to the significance of the highly graded villa and its setting. The buildings sit in what were the formal gardens of the house. The buildings prevent views out from the building across the open countryside and views back in to the rear elevation. This
Planning Committee  
22nd January 2020  
Agenda Item: 8a and 8b  
19/00990/F and 19/00991/LBC

has a negative impact on the evidential value of the complex and understanding its group value.

The application proposes the removal of the post war buildings and the partial reinstatement of a formal lawn enabling views in and out of the villa to be restored. In addition to these down takings it is proposed to introduce two terraces of five dwellings running east to west to the east of the villa.

It is noted that their pre-application advice has been incorporated into the application with the positioning of the terraces set as far east as possible framing the mid-18th century rear elevation. They note the design of the terraces and their subordinate scale to the main building. This allows the larger group of buildings at Banstead Place to be read as a complex. Additionally, they note that the positioning of these blocks allows for the re-establishment of the traditional landscape of the country villa, with the terrace to the rear of the house opening onto a lawn and looking out over wider rural countryside. Additionally, HE welcomes the re-introduction of a path running north to south linking the Arboretum, the villa and the walled garden.

Whilst in their view these buildings will cause some harm through changes in the setting of the listed building, they represent a considerable improvement on the current position. They would encourage the creation of a landscape management plan which would discourage the introduction of garden structures.

Walled Former Kitchen Garden

To the southeast of the main house is the walled garden. Sat within the walls are various 1990s buildings which obscure the walls, preventing their appreciation and understanding.

Walled gardens increased in popularity during the 19th century and were a common Victorian addition to country estates. The surviving remnants of the wall at Banstead Place, where it has not been altered to enable access for pedestrians and vehicles, positively contributes to the setting of the main house as a surviving historic feature that forms part of the former landscaped grounds and gardens of the estate.

Building dwellings within the walled garden will cause some harm, however in considering the application the current proposals represent an improvement on the current situation.

The proposals positively reflect pre-application discussions. The positioning of the new buildings enables a significant central area of the former kitchen garden to be returned back to landscaping and prevents the central space being broken up. The proposed location of the buildings enables views of historic parts of the garden walls by being stepped forward from the walls to allow for a perimeter path. Harm to the significance of the walled garden could be further reduced by minimising the height of the proposed buildings however this being said the proposals represent a much improved balance between development and open garden space.

The landscaping approach appears to borrow from historic OS maps of the garden,
better reflecting the spaces historic purpose and relationship to the main house. We welcome the proposed usage of the opening in the east wall to provide access to the re-introduced orchard and meadow. In our view these proposals improve the spaces legibility and preserves and enhances the understanding of the space, reasserting the significance of the walled garden within the estate.

Landscaping and access

Car parking to the front of the villa, introduced in the 1990s, obscures views of the building detracting from its significance and the positive contribution it makes to the Conservation Area. Historically the front of the building had a carriage sweep and areas of landscaping softening the principal façade. The proposed reorganisation of parking to the rear is welcomed and is a positive heritage gain.

HE additionally welcomes other landscape improvements which include the removal of invasive plant species and replacement planting of historic species in the Arboretum and the reinstatement of the orchard to the east of the walled garden.

Summary

HE State that the applicant has adopted an approach which takes opportunities to enhance the significance of the listed building through removal of harmful development in the setting and refurbishment of the principal building. They acknowledge the positive direction of travel the proposals have taken following pre-application advice provided in conjunction with Reigate and Banstead Borough Council. They welcome the design changes in the application and acknowledge the reduced level of harm. It is considered by HE that overall the proposals would enhance the significance of the highly graded listed building and its setting and the character and appearance of the Conservation Area, through the re-instatement of the hierarchy of the main house and associated service buildings that can be appreciated in a designed landscape as would have been originally intended.

This would be achieved through the removal of post war additions and extensions, the restoration of the formal landscaped grounds, the reinstatement of a conservatory, the increased legibility of the estate, with key views reintroduced, the relocation of car parking to less sensitive locations and planting improvements to the Arboretum to the north and orchard to the east.

The heritage statement is helpful in describing the history and providing a plan of the built evolution of the site, describing the proposed developments and evaluating their impacts. In their view the proposed development has been revised to positively reflect the pre-application advice provided by Historic England.

Whilst in their view some harm remains, this is less than substantial. They state that if the Council are satisfied that harm has been avoided or minimised to the greatest extent possible by the design of the development and the remaining harm is outweighed by public benefit, they would support the Council in proceeding to determine the application.

Historic England supports the applications on heritage grounds.
Following the receipt of revised plans in November 2019, Historic England further commented that they welcomed the direction of travel of the application in undertaking further research, providing better quality information and seeking to improve the way in which proposals respect and respond to the highly graded building. They were aware that the Council was working with the applicant to understand the detailed design of the proposals and support your efforts to secure the retention and reinstatement of the significance of the historic building.

They noted the change in proposals to the single storey service range to the south of the main house. It was understood that this followed further assessment being undertaken of the existing roof structure as they requested in our letter of the 24th June 2019.

**Banstead Place - Conservatory**

HE welcomes the updated approach to work to the conservatory and support the principle of reinstating a form that seeks to emulate that of the historic design.

**Walled Former Kitchen Garden**

HE noted the alterations to this part of the scheme. They welcomed the change in proposals to prevent cars from entering this part of the site and instead to limit provision to emergency access only.

It remains their view that harm to the setting of the grade II* listed house could be further minimised by reducing the height of the taller north eastern block to match that of the rest of the walled garden development. Additionally, it appears that harm could be further minimised by reviewing the roof profiles of those buildings with a pitched roof, the design of those blocks running east west is the most successful in terms of impact on the setting of the grade II* house. Has thought been given to these blocks design being used throughout the walled garden development? It is their view that this would produce a higher quality and a lower impact development as required when building in the setting of highly graded heritage assets.

Whilst in their view some harm remains, this is less than substantial. They state that if the Council is satisfied that harm has been avoided or minimised to the greatest extent possible by the design of the development and the remaining harm is outweighed by public benefit, they would support the Council in proceeding to determine the application.

**Environmental Health (Contaminated Land):** There is some potential for contamination to be present on and or in close proximity to the application site. As such, conditions to deal with contaminated land and an informative to provide additional guidance are recommended.

**Neighbourhood Services** – Have provided comments on the refuse collection strategy for the proposed development with regards to access for a 26 tonne refuse collection vehicle and suitable storage and collection points on the site. The refuse strategy proposes that residents within the Main House will take their refuse to the communal bin storage located in the northern car park. The refuse collection vehicle
will then reverse into this area of the car park and collect the bins within 10m of the storage. The drag distances for residents will be greater than the recommended distance however due to the type of development and the constraints on site these distances are proposed to be adequate for the circumstances. This refuse storage will provide enough room to meet these required refuse standards.

**Thames Water** – No objections raised.

**Park Road Residents Association** – Support the application with one reservation. The proposals include the restoration of the access/exit point onto the site from Park Road opposite the Mint Pub. This was removed many years ago by the QEF because of its proximity to the dangerous bend in Park Road. PRRA suggest that the current layout entry/exit is retained as it allows better sightlines for traffic leaving the site and a much better deceleration area for traffic entering the site. Also suggest that a mini-roundabout would improve safety at this junction. Also suggest that a safer pedestrian route is provided to the site from Park Downs.

**Banstead Village Residents Association** – Endorse the comments made by Park Road Residents Association on the planning application and echo their support with one reservation. The proposals include the restoration of the access/exit point onto the site from Park Road opposite the Mint Pub. This was removed many years ago by the QEF because of its proximity to the dangerous bend in Park Road. PRRA suggest that the current layout entry/exit is retained as it allows better sightlines for traffic leaving the site and a much better deceleration area for traffic entering the site. Also suggest that a mini-roundabout would improve safety at this junction. Also suggest that a safer pedestrian route is provided to the site from Park Downs.

**Representations:**

Letters were sent to neighbouring properties on 30th May 2019, a site notice was posted 27th June 2019 and advertised in local press on 5th June 2019. Neighbours were re-notified on the revised plans for a 14 day period commencing 6th November 2019.

No responses were received to the listed building consent.

7 responses have been received on the full application raising the following issues:

<table>
<thead>
<tr>
<th>Issue</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inadequate parking</td>
<td>See paragraphs 6.45- 6.46</td>
</tr>
<tr>
<td>Increase in traffic and congestion</td>
<td>See paragraphs 6.45-6.46</td>
</tr>
<tr>
<td>Hazard to highway safety</td>
<td>See paragraphs 6.45-6.46</td>
</tr>
<tr>
<td>Harm to Green Belt/countryside</td>
<td>See paragraph 6.5-6.21</td>
</tr>
<tr>
<td>Loss of and harm to trees</td>
<td>See paragraphs 6.47-6.51</td>
</tr>
<tr>
<td>Overbearing relationship</td>
<td>See paragraphs 6.61-6.64</td>
</tr>
<tr>
<td>Overlooking and a loss of privacy</td>
<td>See paragraphs 6.61-6.64</td>
</tr>
</tbody>
</table>
### Planning Committee

#### Agenda Item: 8a and 8b

22nd January 2020

19/00990/F and 19/00991/LBC

<table>
<thead>
<tr>
<th>Issue</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alternative location/proposal preferred</td>
<td>Not a material planning consideration</td>
</tr>
<tr>
<td>Drainage/ sewage capacity</td>
<td>See paragraphs 6.65-6.66</td>
</tr>
<tr>
<td>Flooding</td>
<td>See paragraphs 6.65-6.66</td>
</tr>
<tr>
<td>Harm to conservation area</td>
<td>See paragraph 6.31-6.44</td>
</tr>
<tr>
<td>Harm to listed building</td>
<td>See paragraph 6.31-6.44</td>
</tr>
<tr>
<td>Health fears</td>
<td>No adverse health impacts likely</td>
</tr>
<tr>
<td>Inconvenience during construction</td>
<td>See Construction method statement condition</td>
</tr>
<tr>
<td>Poor design</td>
<td>See paragraph 6.22-30</td>
</tr>
<tr>
<td>Overdevelopment</td>
<td>See paragraph 6.22-6.30</td>
</tr>
<tr>
<td>Noise and disturbance</td>
<td>See Construction method statement condition</td>
</tr>
<tr>
<td>Property devalue (not a planning issue)</td>
<td>Not a material planning consideration</td>
</tr>
<tr>
<td>Loss of a private view</td>
<td>Not a material planning consideration</td>
</tr>
</tbody>
</table>

There is support for the proposals on the grounds of the community/ regeneration benefit and a benefit to housing need.

### 1.0 Site and Character Appraisal

1.1 The site comprises a specialist rehabilitation centre offering assessment, rehabilitation and education for young adults suffering from brain injuries. It is a charitable institution run by the Queen Elizabeth’s Foundation.

1.2 The site lies within countryside designated as metropolitan green belt. Together with Place Farm, the Mint Public House and Mint Cottages, it forms a small hamlet on Park Lane, otherwise surrounded by open farmland and woodland. The hamlet is designated as part of Banstead Conservation Area.

1.3 Banstead Place is an early C18th grade II* listed mansion, but with a courtyard of modern one storey buildings to the rear and further modern single and two storey buildings in a former walled garden, which provide the majority of accommodation on the site. An area of woodland screens the site from the north, and farm buildings and the walled garden limit views from the south. There are a number of mature trees on the site, forming part of the grounds to Banstead Place.

1.4 To the front of the house is an unmarked surface car park which is bound by a grass verge. There is a total of 36 car parking spaces in this location. To the south of the car park is the Lodge building comprising of ground floor over a vacant basement.
Banstead Place is a Grade II* listed building located within the Banstead Conservation Area. A number of structures within the site are curtilage listed, including the Lodge, a wall former kitchen garden to the south of the main house and a flint ha-ha ditch to the east of the main house.

2.0 Added Value

2.1 Improvements secured at the pre-application stage: The applicant entered into pre-application discussions with the Council (PAM/18/00431). A scheme similar to the current application was proposed. The Council’s response confirmed that it was not considered that the existing use constituted a community use but was considered to form a residential institution. The principle of a change of use to residential was considered acceptable subject to an acceptable form of redevelopment.

2.2 It was noted that the site was within the Green Belt and advice was offered on the need to demonstrate that the proposals would not have a greater impact on openness than existing development, both in numerical terms and through a visual appraisal. It was stated that a reduction in scale, bulk and massing will be required to achieve an acceptable proposal. Further advice on the scale, bulk and design of the proposals was given.

2.3 It was also noted that the site was a Grade II* listed building within the Banstead Conservation Area. Advice was given on the need for listed building consent for all alterations to the main building as well as for works within the curtilage of the site. Further advice was also given in relation to the extent of works proposed and to the form of the development. It was noted that the site has significant tree interest and cover, with the site being located within a conservation area and the Historic Park and Garden designation on the site. Advice was given in relation to the location of parking and for the restoration of woodland.

2.4 A second pre-application meeting was held in December 2018 to discuss revised proposals for the site (PAM/18/00551). Specifically, detailed advice was given on the internal conversion and restoration of the main building and on the form of development proposed for the Garden Walk and for the Kitchen Garden. In addition, advice was given with regards to car parking, for the Front Lodge and for the Wilderness Garden.

2.5 Improvements secured during the course of the application. The application has been amended on a number of occasions during the course of the application to respond to comments made on the original submission by the Council’s Conservation officer and by Historic England.

2.6 Further improvements could be secured through the use of conditions.

3.0 Relevant Planning and Enforcement History
3.1 19/00991/LBC Change of use and external alterations including partial demolition to Banstead Place for residential use; Demolition of modern additions within site boundary and construction of part one and part two storey buildings for residential use; and new access created onto public highway, new car parking layout, and landscaping alterations within site boundary. Internal and external alterations to enable conversion and refurbishment of Banstead Place for residential use; Demolition of modern extensions to Banstead Place and replacement with residential units and new landscaping; Internal and external alterations to enable conversion and refurbishment of the Lodge for residential use and ancillary buildings for associated uses; Demolition of modern buildings and ancillary structures within the former walled garden and replacement with residential units and new landscaping; and restoration of existing Ha-Ha, reinstatement of woodland path and associated landscape improvements. As amended on 23/10/2019.

3.2 15/00871/CLE Confirmed lawful existing use of site as a residential institution (Class C2) Granted 26th June 2015

3.3 07/02273/F & 07/02274/LBC Single storey extension for rehabilitation facility Granted 1st February 2008

3.4 05/01896/LBC Relocation and modification of kitchen and dining facilities; provision of welfare accommodation with one new flat and the updating of one existing flat Granted 29 December 2006

4.0 Proposal and Design Approach

4.1 These are full and listed building applications for the change of use and external alterations including partial demolition to Banstead Place for residential use to create a total of 31 residential units across the site. The
proposals involve the demolition of modern additions within site boundary and construction of part one and part two storey buildings for residential use, a new car parking layout, and landscaping alterations within site boundary.

4.2 Internal and external alterations are proposed to the main building to enable its conversion and refurbishment for residential use with the formation of 12 residential flats in a mix of sizes including 1, 2 and 3 bedroom units. The proposals include the erection of a new single storey rear extension to the existing single storey element along the south side of the building and a replacement Victorian style conservatory to the northern elevation.

4.3 To the east of the main building, the modern extensions to Banstead Place would be demolished and it is proposed to erect 8 x 4 bedroom terraced dwellings within the Garden Walk area, each with a private garden containing a cycle and bin store and communal landscaped areas. These properties would have the appearance of single storey buildings with the upper storey contained within the roof space. These buildings would be finished in grey bricks with a slate roof, and oak window frames, doors and infill panels.

4.4 Within the Walled Garden area to the south-east of the main building, the modern buildings and ancillary structures would be demolished and replaced with 10 two storey residential units in a mix of sizes and new landscaping. Amended plans have been received to show that these buildings would have the appearance of two storey properties with low pitched roofs. The buildings would be finished in a mixture of knapped flint at ground floor level, charred larch frames and charred larch infill panels with frameless windows at first floor level, with slate roof tiles.

4.5 Planning permission and listed building consent is also sought for the conversion of the Lodge to a 2 bedroom dwelling with internal and external alterations, including the conversion of the reservoir in the basement of the Lodge. Other ancillary buildings within the Stable yard would be converted to ancillary residential use such as bicycle and refuse storage.

4.6 The landscaping proposals include the restoration of the existing ha-ha, reinstatement of woodland path, a woodland management plan and associated landscape improvement such as the restoration of the orchard and opening up of the arboretum.

4.7 The proposed development would provide 71 parking spaces in total with 64 allocated to residents and 7 for visitors. A total of 36 cycle parking spaces would also be provided. A formerly proposed new access point to the north of the Lodge has been deleted from the proposals.

4.8 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;
4.9 Evidence of the applicant’s design approach is set out below:

<table>
<thead>
<tr>
<th>Assessment</th>
<th>The character of the surrounding area is assessed as the historic listed buildings on the site and the surrounding historic garden and conservation area.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Site features meriting retention are listed as the heritage assets including the Grade II* listed building, and other heritage assets.</td>
</tr>
<tr>
<td>Involvement</td>
<td>The applicant has undertaken pre-application consultation with the Council and with Historic England. No consultation has been undertaken with the local community.</td>
</tr>
<tr>
<td>Evaluation</td>
<td>The other development options considered were alternative residential proposals for the site.</td>
</tr>
<tr>
<td>Design</td>
<td>The applicant’s reasons for choosing the proposal from the available options were to ensure the retention and restoration of the Grade II* listed building on the site, the restoration of the historic garden and the retention and restoration of other heritage assets, including the kitchen garden wall.</td>
</tr>
</tbody>
</table>

4.10 Further details of the development are as follows:

<table>
<thead>
<tr>
<th>Site area</th>
<th>2.2 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing use</td>
<td>Class C2 residential institution (Brain Injury rehabilitation centre)/</td>
</tr>
<tr>
<td>Proposed use</td>
<td>Class C3 residential use</td>
</tr>
<tr>
<td>Existing parking spaces</td>
<td>36</td>
</tr>
<tr>
<td>Proposed parking spaces</td>
<td>71</td>
</tr>
<tr>
<td>Parking standard</td>
<td>71</td>
</tr>
<tr>
<td>Number of affordable units</td>
<td>0</td>
</tr>
<tr>
<td>Net increase in dwellings</td>
<td>31</td>
</tr>
<tr>
<td>Infrastructure contribution</td>
<td>0</td>
</tr>
<tr>
<td>Proposed site density</td>
<td>14 dpha</td>
</tr>
</tbody>
</table>
5.0 Policy Context

5.1 Designation

Metropolitan Green Belt
Banstead Conservation Area
Grade II* listed building
Banstead Place Historic Park and Garden

5.2 Reigate and Banstead Core Strategy

CS1 (Sustainable Development)
CS2 (Valued Landscapes and Natural Environment),
CS3 (Green Belt)
CS4 (Valued Townscapes and Historic Environment)
CS10 (Sustainable Development),
CS11 (Sustainable Construction),
CS14 (Housing Needs)
CS15 (Affordable Housing)
CS17 (Travel Options and accessibility)

5.3 Reigate and Banstead Development Management Plan 2019

DES1 (Design of New development)
DES8 (Construction Management)
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)
NHE5 9 Development within the Green Belt)
NHE9 (Heritage Assets)
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

Surrey Design
Local Distinctiveness Design Guide
Vehicle and Cycle Parking
Guidance 2018
Householder Extensions and Alterations
Affordable Housing
Banstead Conservation Area
Appraisal
6.0 Assessment

6.1 The site is currently used by the QEF Neuro Rehabilitation Service which offers neurorehabilitation and transitional support for adults following brain injury or neurological illness. It is understood that QEF intend to relocate the Service to a new consolidated facility with wider services in Leatherhead.

6.2 In 2015, a certificate of lawful existing use was granted which has confirmed the existing use of the site as a rehabilitation clinic with residential stay accommodation forms a residential institution (Planning Use Class C2). As such it is not considered to form a community use such that DMP Policy INF2 is not relevant to the consideration of the proposal. Subject to the provision of an acceptable replacement scheme, the principle of a change of use from C2 to C3 is acceptable.

6.3 The site is located within the Metropolitan Green Belt. National and Local Policy requires that in order to preserve the openness of the Green Belt, planning permission should not be granted for development that is inappropriate unless justified by very special circumstances.

6.4 The main issues to consider are:

- The principle of new buildings in the Green Belt
- Design appraisal
- Heritage Impact
- Highways
- Trees
- Landscape Strategy
- Energy and Sustainability
- Impact on bio-diversity
- Housing Mix
- Neighbours amenity
- Flooding and drainage
- Affordable housing

The principle of new buildings in the Green Belt

6.5 The site is located in the Green Belt and Core Strategy Policy CS3 and DMP Policy NHE5, in line with the NPPF (2019), state the construction of new buildings will be regarded as inappropriate in the Green Belt unless they fall within one of the listed exceptions.
6.6 Para.143 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para.145 sets out a number of exceptions to this, including as section G, limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.

6.7 Core Strategy Policy CS3 states that planning permission will not be granted for inappropriate development in the Green Belt, unless very special circumstances exist which clearly outweigh the potential harm to the Green Belt.

6.8 DMP Policy NHE5 part 2 relates to replacement buildings. The policy states that replacement buildings in the Green Belt will be permitted where:

a. the existing building is lawful and permanent
b. the building proposed is for the same use as that which it is replacing
c. the design of the building and any associated landscaping proposals respects the character of the area and openness of the Green Belt
d. the proposed building is not materially larger than that which it is replacing taking account of the footprint, floor area, massing, bulk and height of the replacement building; and
e. the building would be sited on or close to the position of the original building unless an alternative location within the curtilage materially reduces impact on the openness of the Green Belt.

6.9 The applicants have put forward the argument that the site constitutes 'previously developed land' and could therefore benefit from the exception set out in part G of NPPF para 145. The definition of previously developed land is set out in Annex 2 of the NPPF and states as follows:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

6.10 The site is occupied by permanent structures and does not fall into one of the exclusions. It is therefore considered to comprise of previously developed land. With regards to the impact on openness, the National Planning Practice Guidance published advice on the assessment of openness in the Green Belt in July 2019. It states that “assessing the impact of a proposal on
the openness of the Green Belt, where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;
- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation."

6.11 Each of these issues is discussed in turn below.

Spatial Impact

6.12 The proposed development would result in a reduction in the amount of built development on the site, in terms of the footprint of development, the floorspace of development and the volume of buildings. Existing buildings on the site cover a footprint of 3,680sqm whilst the proposed development would cover a footprint of 2,364sqm, a reduction of 1,356 sqm. The gross internal floor area of existing buildings amounts to 4,031 sqm, whilst the proposed development would have a gross internal floor area of 3,546sqm, a reduction of 486 sqm. The volume of existing buildings on the site amounts to 14,832cu.m, whilst the volume of the proposed buildings would amount to 13,464 cu.m, a reduction of 1,368 cu.m. In spatial terms, therefore, the proposed development would have no greater impact on the openness of the Green Belt than existing development.

Visual Impact

6.13 In support of the proposals, the applicants have submitted a Landscape and Visual Appraisal. The Appraisal provides an assessment of the visual impact on the proposed development and identifies three main views, from Park Road with views towards the main building and towards the walled garden and from public footpath no 18 looking south west across open land towards the rear of the main building.

6.14 With regards to the views of the main building from Park Road, the Appraisal considers that the view from Park Road to the Mansion would be significantly enhanced by the relocation of car parking away from the historic frontage, the removal of trees that obstruct the view and the removal of insensitive 20th C buildings. The mansion will once again be visible and a defining feature of the character of the area. With regards to views of the walled garden from park Road, the Appraisal notes that the walls of the Walled Garden would be retained and made good, and new lower buildings will replace the existing buildings within the Walled Garden, resulting in a moderately beneficial effect.

6.15 From the east, there are oblique rising views of the main building from public footpath no. 18 with the main building flanked and backed by a woodland that
forms the skyline. The view of the building diminishes as the footpath descends. The proposed residential buildings within the Garden Walk area which would replace the existing modern buildings would be read as contiguous with the walled garden and the main building. It is considered that this would have a moderate visual impact on the character of the site.

6.16 In light of these comments, it is considered that the proposals would have an acceptable visual impact on this Green Belt location.

Duration of Development

6.17 The PPG refers to the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness. In this case, the proposed development would comprise of permanent structures which in general terms would be replacing existing permanent structures. It is considered that on this point, the proposed development would have a neutral impact on the Green Belt.

Degree of activity likely to be generated

6.18 The existing site is in use as a Brain Injury Remediation centre. The application is accompanied by a Transport Statement which provides an assessment of the traffic generated by the existing use. Over a 12-hour period it was found that there were some 130 movements vehicle movements at the site entrance. The Transport Assessment goes on to state that trip rates have been obtained for private houses and apartments and a net traffic impact assessment has been undertaken. This demonstrates that over a 12-hour period there will be some 6 fewer vehicles on using the site entrance and egress. Therefore, the proposed development would not have any additional impact on the local highway network. The degree of activity is therefore considered to be broadly similar between the existing and proposed uses.

Purposes of including land within the Green Belt

6.19 There are 5 purposes listed in paragraph 134 of the NPPF. Of the 5 listed, it is considered that two are relevant, namely a) and c). Purpose (a) states that land is included within the Green Belt to check the unrestricted sprawl of large built-up areas. The built-up area of Banstead is location to the north of the site. This site is separated from the built up area and is surrounded by open Green belt protected land. There is a small pocket of residential development to the west. The proposed development would be concentrated on the footprint of exiting built development would not result in any spiral of building form beyond the confines of the previously developed land. In this regard, the proposals would not conflict with part (a).

6.20 Purpose (c) states that land is included within the Green Belt to assist in safeguarding the countryside from encroachment. The development would
be contained on the existing footprint of development and would not encroach onto open land. In this regard, the proposals would not conflict with part (c).

6.21 In light of these comments, it is considered that the proposals would qualify as an exception under the terms of NPPF paragraph 145 (G) and would not comprise inappropriate development within the Green Belt. The proposals would therefore accord with Core Strategy Policy CS3 and with DMP Policy NHE5.

Design appraisal

6.22 DMP Policy DES1 relates to the design of new development and states that new development will be expected to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. The policy lists a number of criteria that would need to be met if a proposal is to be found acceptable. For example, development should promote and reinforce local distinctiveness and respect the character of the surrounding area, including positive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene and make use of high quality materials, landscaping and building detailing. Development should also incorporate appropriate landscaping to mitigate the impact, and complement the design, of new development, as well as protect and enhance natural features.

6.23 The removal of the modern additions to Banstead Place and the reconfiguration of the main house to a residential use of 12 flats has been carefully considered and will ensure that the historic interest of the building is retained. The proposed single storey additions to the southern single storey range and to the northern elevation would be in keeping with the character and appearance of the main house, would be subservient to the main building and are considered acceptable. The careful use of matching materials would ensure that the extensions appear as sympathetic additions to the building and would not detract from its historic interest. Conditions would be imposed to ensure that appropriate materials are used.

6.24 The proposals also seek planning permission for the erection of 8 terraced dwellings on the Garden Walk area to the east of the main building. This would comprise of two rows of terraced houses aligned perpendicular to the rear elevation of the main houses and each provided with front and rear gardens with a central communal landscaped amenity area. Each dwelling would be provided two floors of accommodation with the upper storey contained within a mansard style roof. Materials would include a grey brick with slate tiles and oak joinery.

6.25 The proposed location of the terraces reflects advice given at pre-application stage by the council and by English Heritage to ensure that the dwellings frame a re-instated formal lawn to the rear of the main building and allow views of the rear elevation. The scale of the buildings and the proposed use of materials would be subservient to the main house and deferential to its
importance in the landscape. The proposals represent an improvement over the existing relationship of modern and original buildings on the site.

6.26 Within the walled garden area, the existing single and two storey buildings would be replaced by a total of 10 two storey buildings arranged in L-shapes, containing 7 x 2 bedroom and 3 x 3 bedroom dwellings. The proposed layout takes on board the advice given at pre-application stage by the Council and Historic England to reflect the historic layout of the former kitchen garden with a proposed perimeter path within the walls, a layout which reveals the most historic part of the garden walls and allows other paths to be reinstated and linked to the restored historic landscape. The removal of the car parking from the walled garden represents a positive benefit to the character and appearance of this part of the site.

6.27 The proposed palette of materials, which includes knapped flint and charred larch to the elevations and slate tiles to the roof, would be complementary to other buildings within and adjoining the walled garden and would provide an acceptable external appearance to the new buildings.

6.28 Within the stable yard, a number of outbuildings, including the Lodge are retained and converted a residential dwelling in the case of the Lodge, and to ancillary residential use for the other buildings, including bicycle and refuse storage, and the concierge’s office.

6.29 In order to meet the car parking standards, a small number of trees (see below) are proposed for removal. The main area for parking would be located to the north of the main house and the site access. The area proposed for the main parking area was chosen a due to the limited impact on trees and in order to reduce the amount of car parking in front of the main house.

6.30 In conclusion, it is considered that the proposal would result in improvements to the character and appearance of the site. The removal of the unsympathetic modern additions and their replacement with sensitively designed dwellings, together with the careful restoration of the main building would result in significant heritage benefits which would preserve its character and the setting of an important building of special architectural and historic interest.

Heritage Impact

6.31 Banstead Place is a grade II* Listed Building in Banstead Conservation Area. There are a number of curtilage structures that have the same protection as the listed building, including the ha-ha ditch, kitchen garden, outbuildings, lodge etc. There is also a locally listed historic garden designation, which covers much of the site and associated parkland. Banstead Place is a house of mid-18th century appearance. The first reference to Banstead Place is in 1702. By 1783 it is described as an “excellent modern built brick dwelling house of 6 genteel rooms on a floor, adequate domestic offices, coach house,
6.32 The Council’s Conservation and Heritage Officer states that it is worth noting the historic uses of the rooms in terms of the spatial order of Banstead Place. He states that the core of the house around the central entrance is where the principal rooms for the owners were situated. The historic use of the house consists of on the north side of the entrance hall and staircase, a double drawing room, with later conservatory to the north and on the south side of the entrance hall and staircase, a panelled library at the front and the dining room to the rear. Further to the south side were the Georgian kitchen with Venetian window and ancillary offices including towards the south east end, including the Servant's Hall with the bell to exterior. Around 1900 a billiard room was added on the south west corner.

6.33 It is also noted that the main Georgian features in terms of joinery are the staircase and the panelled library, though skirting, dado rails and two fireplaces date from this period. The mid-18th century staircase was extended to the attic in the Regency period at which time the southern garden bay was added to the south of the original Georgian garden bay. In the 19th century the attic floor was added over the southern wing and connected to the existing Georgian attic over the centre of the house. A large nursery room was added on the south east side of this Victorian addition. There is a quantity of Victorian plasterwork in the main rooms, some of which appears to have been embellished from earlier plasterwork. Fireplaces have generally not survived and the doors are currently boarded over.

6.34 In the grounds is the walled garden, the lodge (a former filtration plant and underground water reservoir, a rare feature, to reduce the chalkiness of the water), the Georgian coach house and flint outbuilding. The historic garden to the north consists of an 18th century wilderness Yew woodland and Victorian wooded garden in need of management, and to the east former parkland and ha-ha ditch. To the south is a walled garden and site of John Motteux's pear orchard, who was a vice president of the (now Royal) Horticultural Society (and responsible for the unusual reservoir).

6.35 From the 1950’s a number of single storey flat roof buildings were added, of a pre-fabricated nature as part of the current Queen Elizabeth Foundation use. In the 1990’s the walled garden was development with accommodation in a classical style.

6.36 The key issue for the new proposal has been the size, scale and form of development in the kitchen garden, though there have been a considerable number of smaller issues, due to the size of the listed building and the number of features and buildings within its grounds.

6.37 Officers have undertaken discussions with the applicants with regards to other parts of the site which have included the conversion of the house in terms of detailing and subdivision, the car park locations, which has now been resolved and avoids the historic Yew trees, general historic garden

stabling, shrubbery and gardens with a detached farm-house, large barns and outbuildings."
issues, which can be covered by a Historic Garden Management Plan, the form of the Garden walk housing to east of Banstead Place, the conversion of the front lodge and its unusual former underground reservoir, and the retention of the Georgian roof above the south wing, which is now being retained.

6.38 In what is now referred to as the arboretum, historically the 18th century yew wilderness woodland, the Victorian wooded garden and associated features such as the ice house and pond. The area has suffered from neglect and colonisation of sycamore, and a Historic Garden Management Plan is needed to ensure how the garden will be managed and pruned back in to a reasonable condition. This may take 10 to 20 years of routine maintenance for lawns and ground cover to return as light conditions are improved with the woodland garden.

6.39 The following heritage policies apply. The Planning (Listed Buildings & Conservation Areas) Act 1990 requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. It also requires a local planning authority to have special regard to the desirability of preserving or enhancing the character or appearance of that area. The NPPF Part 16. “Conserving and enhancing the historic environment” considers Statutory Listed Buildings and Conservation Areas to be designated heritage assets. Whilst the historic garden listings are generally local, in this case the designation is within the Conservation Area, and curtilage and setting of the statutory listed buildings so would fall within these designated heritage asset considerations.

6.40 The applicant has described the significance of the heritage assets as required under NPPF paragraph 189 and the local planning authority has identified the particular significance of the heritage asset. In considering the impact of a proposed development, under paragraph 193, on the significance of a designated heritage asset, great weight has been given to the asset’s conservation and harm has been considered under paragraph 194 to 196. It is considered that the any harm is less than substantial harm to the significance of a designated heritage asset, and this harm has been weighed against the public benefits of the proposal. In accordance with paragraph 200, the local planning authority has looked at the opportunities for the development to enhance or better reveal the significance of the Conservation Area and setting of the heritage asset. Reigate and Banstead Policy CS4: Valued townscapes and the historic environment and Policy NHE9: Heritage assets have similar considerations to the NPPF and the Act.

6.41 The negotiations have been complex due to the large size of the listed building and its important II* listing. There are also a large number of curtilage features in the grounds including the kitchen garden wall, the ha-ha ditch, the former coach house and former lodge and underground reservoir, as well as the wilderness garden to the north, now known as an arboretum.
6.42 There are a number of positive elements in the scheme as well as neutral elements, and it is concluded the proposals are acceptable from a conservation viewpoint as they preserve the Listed Building, its setting and the Conservation Area. The demolition of the flat roof extensions is welcome, as well as the opening up of circulation within the site. The demolition of the northern single storey extension to the Banstead Place will be particularly welcome. Residential subdivision of a Georgian house is always a challenging process, but subdivision of principal rooms has been minimised, and there is the opportunity for greater clarity, from the research process, of the former country house uses becoming more legible, such as the library, billiard room and kitchen, subject to submission of suitable details.

6.43 New development has been kept to the rear of the property and discussions have focused on reducing the scale of the proposals. There has been commitment to managing the arboretum to the north, though a Historic Garden Management Plan will be required to gradually bring this wooded area back into good management. There is a need for repairs to the kitchen garden walls and the ha-ha ditch which has been committed to by the applicant and secured as part of the development.

6.44 In conclusion the development has preserved the heritage asset and enhanced certain elements. The Council has given the required great weight to the conservation of the heritage assets, and it is considered that harm has been minimised by careful consideration of the impact on the historic fabric and reduction of the scale of the proposed development, which has removed initial concerns about the impact on the setting on the listed building and conservation area. The use of appropriate high quality materials, design and detailing will be further ensured by condition. It is hoped that the development will help to secure the long term viable use and sustainable future of Banstead Place, in a manner consistent with its conservation, and that the associated development now has an acceptable relationship to Banstead Place as a heritage asset, and character of the surrounding area.

Highway matters

6.45 The Surrey County Council Highways team has reviewed the proposals and commented on the originally submitted plans. As originally submitted, a new access to Park Road was proposed to facilitate a one way system throughout the site (since deleted from the proposals). Park Road is subject to a 30mph speed limit, and in accordance with Manual for Streets an access onto a 30mph road is expected to provide visibility splays of 2.4m ‘x’ distance by 43m ‘y’ distance. However, the developer has carried out a speed survey to determine the actual speed of traffic along this section of Park Road. It has been confirmed that the highest recorded 85th percentile speed was 31mph in the southbound direction and 32.5mph in the northbound direction. These speeds have been used to calculate the required visibility splays from the proposed new access. A plan has been submitted (ITB14222-GA-010 Rev B) which demonstrates that the required visibility splays in line with these recorded speeds are achievable. These splays of 2.4m by 44.9m and 48.1m exceed the requirements for an access onto a road subject to a 30 mph
speed limit. Additionally, these recorded speeds are below 37mph, confirming that Manual for Streets principles are appropriate for visibility splay calculations.

6.46 The application proposes 2 x 1 bed flats, 8 x 2 bed flats, 3 x 3 bed flats and 5 x 2 bed houses, 5 x 3 bed houses and 8 x 4 bed houses. In accordance with the Reigate and Banstead Development Management Plan parking standards the above development, considered to be in a low accessibility area would require a total of 64 car parking spaces plus 7 visitor car parking spaces (total of 71 on site car parking spaces). The revised proposals now include 71 on site car parking spaces. As the parking to be provided meets the minimum requirements for a development in a low accessibility area it is not considered that there will be a shortfall in car parking provision and therefore the CHA raises no objection to the revised proposals based on car parking provision.

Trees

6.47 The application is supported by a Tree Survey and an Arboricultural Report which sets out the tree removal and other works to trees that would be undertaken in order to facilitate the proposed development. The report confirms that 4 Category B trees, 48 category C trees and 18 Category U trees would be removed, together with 5 Category C groups and 1 Category C group partially removed.

6.48 The Council’s Tree Officer carried out a review of the proposals as originally submitted and stated that it was not clear whether the tree survey was based on a topographical survey. He stated that if it wasn’t, locating the car park within the garden may result in the loss of more trees than identified in the report. He stated that the location of the car park needed to be reconsidered as the current location requires the removal of two yews (T13 and T14), although they may be classed as low grade specimens, they are part of the 18th century yew woodland garden and therefore have historical significance. Furthermore, without detailed levels information, he raised concerns as to whether the tie-in of the drive way could be achieved without resulting in the unacceptable loss of roots from the neighbouring Yews affecting their stability. The car parking bays should be located elsewhere which is likely to result in the removal of less significant trees.

6.49 With reference tree survey itself, in particular tree nos. 98 to 191, only general comments had been provided about them and so it was not possible to identify their species/ general condition/ safe life expectancy. As the garden is of historical importance identifying individual trees will be an important part of the management plan for the restoration of the garden.

6.50 The proposed orchard in the south east corner of the site would be situated next to a mixed group of trees (G3) which are shown to be retained. However, the lack of detailed information may affect the long term viability of the orchard, and so more pragmatic approach is required i.e. large scale removal. The proposed landscape masterplan is to retain and enhance the woodland by actively managing the area to prevent invasive species from
becoming established, but from the current information supplied it is not clear how this will be done without protecting trees of historical significance to the gardens.

6.51 In response to these comments, the applicants submitted an updated arboricultural report. The Tree Officer has confirmed that this has addressed his original concerns, this being the lack of information regarding the trees to the north of the site and retaining trees that are historical significance T13 and T14. He states that the woodland management plan identified trees to be removed that will enable the long term objectives to restore the garden to be met. The report has identified the need for the location of the underground services to be provided. In order to ensure this information is secured a finalised tree protection condition is recommended in the event that planning permission is to be granted.

**Landscape Strategy**

6.52 The landscape proposals are intended to enhance the setting of the Grade II* Listed Main House whilst meeting the needs of the proposed residential development. Historic circulation routes would be reinstated, and the character of the Walled Garden, Arboretum and Orchard would be enhanced. Restoration of the Ha-ha will enable views from the Main across the wider landscape; reintroducing the connection between the house and the landscape setting. New landscaping and planting to reflect historic species within the existing woodland and walled former kitchen garden. Works to the Arboretum include the shrub layer planted to reflect Georgian and Victorian species. In the event that planning permission is granted, a condition is recommend requiring the further submission of fully detailed landscaping and planting proposals.

**Energy and Sustainability**

6.53 The application is supported by an Energy and Sustainability Statement. This states that a feasibility study was carried out to determine the energy strategy for the proposed development. It was considered that the provision of renewable energy technologies such as photovoltaics, solar thermal, biomass and wind turbines were not deemed feasible solutions due to their harmful impact (visual and noise) on the landscape and that they would undermine the intrinsic character and beauty of the area and listed building.

6.54 Accordingly, the proposals incorporate a range of passive and active design measures that will reduce the energy demand for space conditioning, hot water and lighting. The regulated carbon emissions savings achieved for the new building dwellings would be 8.2% compared to Building Regulations baseline. The proposals for the refurbishment of the main house incorporate a range of active design measures that will reduce the energy demand for space conditioning, hot water and lighting. The regulated carbon emissions savings achieved are stated as 18.4% compared to the existing building baseline.
6.55 Given the constraints of the site and the retained listed building, it is considered that the provision of renewable energy technology could be harmful to the character and historic interest of the site and the passive and active measures proposed within the fabric and fittings of the dwellings would be sufficient to meet the requirements of Core Strategy Policy CS11 and DMP Policy CCF1.

Impact on biodiversity

6.56 The application is supported by an Ecological Impact Assessment. The Report noted that there are no statutory or non-statutory designations on the site. The Assessment found that the site contained introduced shrubs, dense shrub and woodland that had a high potential to support breeding birds. There was tough semi-improved grassland, tall ruderals and dense scrub within the walled garden which had a low potential to support reptile species and hedgehogs.

6.57 Bat surveys were carried out on the site and a number of trees were identified as having the potential to support roosting bats. No bats were recorded emerging from any buildings non the site and no badger setts or signs of badgers were seen on the site.

6.58 The Assessment goes on to recommend a number of further surveys for nesting birds and bats be undertaken prior to the commencement of development on the site as well as a range of mitigation measures. In the event that permission is granted, a condition is recommended to ensure that the recommendations of the Ecological Assessment are undertaken in full.

Housing Mix

6.59 DMP Policy DS4 relates to Housing Mix and requires that on all new residential developments should provide homes of an appropriate type, size and tenure to meet the needs of the local community. On sites of 20 homes or more, at least 30% of market housing should be provided as smaller (one and two bedroom) homes and at least 30% of market housing must be larger (three+ bedroom) homes.

6.60 In this case, an appropriate mix of units is provided. Of the 31 units proposed 55% would be provided as smaller units, whilst 45% would be provided as larger units.

Neighbour amenity

6.61 The nearest existing residential properties to the site are located to the west of the walled garden. Adjoining the western boundary of the walled garden are buildings associated with Place Farm, including small commercial facilities. The proposed dwellings to be located within the walled garden would be closest to these properties. However, due to their careful design and location, and the retention of the wall on the boundary and adjoining buildings, the amenities of neighbouring properties would not be affected.
Further to the west on the opposite side of Park Road is The Mint Public house and dwellings in Park Road and Mint Road. There would be good separation to these properties resulting in a limited impact from the development on their amenities.

With regards to the quality of the accommodation proposed, the individual dwelling units have been designed to comply with the nationally describe space standards. A Daylight and Sunlight study has been submitted which confirms that sufficient daylight and sunlight will be received by all proposed dwellings within the development. An overshadowing assessment has also been carried out which indicated that overshadowing of outdoor space associated with the proposals is minimal. Additionally, overshadowing at existing dwellings is also minimal and does not occur as a result of the proposals. As such, overshadowing is not considered to be significant.

Each dwelling would have access to either private or communal amenity space and to allocated parking. Adequate provision is made for effuse storage and collection and to cycle parking.

Flooding and Drainage

The site is located within Flood Zone 1 and is at low risk from flooding. The application is supported by a Flood Risk Assessment which confirms that changes in flood risk as a result of climate change have been considered in line with national guidance for the lifetime of the development. It is concluded that climate change is not anticipated to significantly alter the risk of flooding at this Site. Furthermore, an increase in the intensity of rainfall as a result of climate change has been included in surface water drainage design.

Foul water from the Site will discharge to the Thames Water foul water network via gravity, connecting to the existing network of sewers beneath Park Road. Surface water runoff will be managed within the site for up to and including the 1 in 100 annual probability event including a 40% climate change uplift. Based on the underlying geology, and the presence of existing infiltration features at this Site, traditional infiltration techniques are deemed to be viable. It is therefore proposed that surface water runoff from the site will be infiltrated to ground via soakaways.

Affordable Housing

DMP Policy DES6 relates to affordable housing and states that the Council will negotiate affordable housing provision and contributions taking into account the specifics of the site, including financial viability. The policy states that on all developments providing 11 or more homes, 30% of the homes on the site should be affordable housing.

In support of the proposals, the applicants have submitted a viability appraisal (by ULL Property) which indicates that the scheme cannot viably support any affordable housing. The Viability Appraisal has been subject to independent
review by both the Council’s external consultants and by the former Planning Policy Manager. Following the provision of additional information relating to benchmark land values and build costs, it has been concluded that the proposed development would not be able to support the provision of any affordable housing due to the viability of the proposed development and in particular the restoration costs of the heritage assets.

Community Infrastructure Levy (CIL)

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

CONDITIONS – 8a – 19/00990/F

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:

<table>
<thead>
<tr>
<th>Drawing Title</th>
<th>Drawing No.</th>
<th>Revision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Plan</td>
<td>10_000</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing site plan</td>
<td>10_001</td>
<td>P1</td>
<td>22.02.2019</td>
</tr>
<tr>
<td>Existing site sections</td>
<td>10_200</td>
<td>P1</td>
<td>22.02.2019</td>
</tr>
<tr>
<td>Demolition site plan</td>
<td>12_001</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>Proposed site plan</td>
<td>20_001</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>Proposed site parking plan</td>
<td>20_002</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>Proposed site sections</td>
<td>20_000</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>Existing basement plan</td>
<td>A_EX_099</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing ground floor plan</td>
<td>A_EX_100</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing first floor plan</td>
<td>A_EX_101</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing second floor plan</td>
<td>A_EX_102</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing roof plan</td>
<td>A_EX_102</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing SW elevations</td>
<td>A_EX_300</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing NE elevations</td>
<td>A_EX_301</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing SE &amp; NW elevations</td>
<td>A_EX_302</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Demolition basement plan</td>
<td>A_12_099</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Demolition ground floor plan</td>
<td>A_12_100</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition first floor plan</td>
<td>A_12_101</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition second floor plan</td>
<td>A_12_102</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
</tbody>
</table>
Planning Committee  
22\(^{nd}\) January 2020  

<table>
<thead>
<tr>
<th>Document Reference</th>
<th>Type</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>A_12_103</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_12_300</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_12_301</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_12_302</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_20_001</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>A_20_009</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>A_20_100</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>A_20_101</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_20_102</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_20_200</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_20_300</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_20_301</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_20_302</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_31_400</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>A_31_401</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>B_20_001</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>B_20_100</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>B_20_101</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>B_20_102</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>B_20_200</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>B_20_300</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>B_31_400</td>
<td>P2</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>B_31_401</td>
<td>P2</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>C_20_001</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_100</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_101</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_102</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_103</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_105</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_106</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_200</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_201</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_202</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_300</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_301</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_302</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_20_303</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>C_31_400</td>
<td>P2</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>C_31_402</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>D_EX_100</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>D_EX_101</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>D_EX_200</td>
<td>P1</td>
<td>22.02.2019</td>
</tr>
<tr>
<td>D_EX_300</td>
<td>P1</td>
<td>22.02.2019</td>
</tr>
<tr>
<td>D_12_100</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>D_12_101</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>D_20_100</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
</tbody>
</table>

Demolition roof plan  
Demolition SW elevations  
Demolition NE elevations  
Demolition SE & NW elevs  
Proposed site plan; main house  
Proposed basement plan  
Proposed ground floor plan  
Proposed first floor plan  
Proposed second floor plan  
Proposed roof plan  
Proposed sections  
Proposed SW elevations  
Proposed NE elevations  
Proposed SE & NW elevs  
Conservatory elevations  
A.GF.06 elevations  
Proposed site Plan – Garden Walk  
Proposed ground floor plan  
Proposed first floor plan  
Proposed roof plan  
Proposed sections  
Proposed elevations  
Front elevation entrance  
Front elevations section  
Proposed site plan – Walled garden  
Proposed ground floor plan 1  
Proposed ground floor plan 2  
Proposed first floor plan 1  
Proposed first floor plan 2  
Proposed roof plan 1  
Proposed roof plan 2  
Proposed sections AA BB CC  
Proposed sections DD EE FF  
Proposed sections GG HH  
Proposed SW elevations  
Proposed NW elevations  
Proposed NE elevations  
Proposed SE elevations  
House type 1 entrance  
House type 3 entrance  
Existing plans – The Lodge  
Existing Plans – The Stables  
Existing sections  
Existing elevations  
Demolition Plans - Lodge  
Demolition Plans – Stables  
Proposed plans – Lodge
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. No development shall take place above slab level until written details of the materials, including paving, 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 the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

4. All brickwork shall be in handmade Flemish bond brick including stringcourses. Soldier brick arches, headers or stringcourses are not permitted.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

5. All rooflights shall be black painted metal conservation rooflights with a single vertical glazing bar.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.
6. Details of the doors, vents and windows, including how they open, for the new housing, including the Garden walk houses and the Kitchen Garden houses, shall be submitted to and approved in writing before slab level is reach.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

7. Details of the new refuse, wheelie bin and cycle stores shall be submitted to and approved in writing by the Local Planning Authority before their installation.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

8. No development above ground floor slab level shall occur for the Kitchen Garden housing until an on-site sample wall has been prepared for and approved in writing by the Local Planning Authority showing how the corners and window and door surrounds will be constructed for the Kitchen garden houses. The flint shall be of naturally laid flint, not blocks, and of a mix of knapped and knapped flint of ratio, colour and size to match existing flint work on the site, with a brush mortar finish of mortar width to match existing.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

9. No development above ground floor slab level shall occur until details have been submitted to and approved in writing by the Local Planning Authority for the entrance bollard, firepath and turning area treatment in terms of the establishment of a natural lawn with geotextile reinforcement in the Kitchen Garden area.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the visual amenities of the site and locality with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

10. No development shall take place until the developer obtains the Local Planning Authority’s written approval of details of both existing and proposed ground levels and the proposed finished ground floor levels of the buildings. The development shall be carried out in accordance with the approved levels.
Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and its relationship with adjoining development and to safeguard the visual amenities of the locality with regard to Reigate and Banstead Development Management Plan 2019 policy DES1.

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


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

12. 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.

13. Before works commence, a Historic Garden Management Plan for the arboretum shall be submitted to and approved in writing by the Local Planning Authority to consider how the western Yew wilderness garden, the eastern wooded lawn, and the former northern orchard and pond shall be managed including a phased management for a ten year period. Arboricultural and ecological reports should be adjusted to reflect the findings of the Historic Garden Management Plan to ensure consistency in approach.

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, NHE3 and NHE9.

14. Before the pear orchard is planted in the south east corner of the site, details shall be submitted to and approved of a Historic Garden Management Plan for the pear orchard, including research into Motteux’s orchards and specification of English and French pear species appropriate to the period of Motteux original pear orchard.

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, NHE3 and NHE9

15. 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) HGV deliveries and hours of operation
(f) measures to prevent the deposit of materials on the highway
(g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
(h) 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.

16. No part of the development shall be first occupied unless and until the proposed modified vehicular access to Park Road has been constructed and provided with tactile paving and visibility zones in general accordance with the approved plan (ITB14222-GA-010B) and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

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.

17. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas 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 Policies DES1 and TAP1 Parking, and Servicing of the Reigate and Banstead Local Plan Development Management Plan September 2019.

18. 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.

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

Reason: To 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.
20. 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 works permitted by Classes A, B, C, D or F of Part 1 of the Second Schedule of the 2015 Order shall be constructed (other than those expressly authorised by this permission) without an approved application.

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.

21. The development hereby approved shall not be first occupied unless and until facilities have been provided in accordance with the approved plans for the secure parking of bicycles within the development site, and thereafter shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.


22. The development hereby approved shall not be occupied unless and until each of the proposed flats and houses are 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) 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.


23. The development hereby approved shall not be occupied unless and until two of the proposed visitor/concierge parking spaces are 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) 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.


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 shall not be occupied until the developer has provided wheeled refuse bins conforming to British Standard BSEN840 and communal paper/card and mixed can recycling bins are provided in addition to storage facilities for the bins in accordance with the plans approved by the Local Planning Authority.

Reason: To provide adequate waste facilities in the interests of the amenities of the area and to encourage the recycling of domestic refuse in accordance with Reigate and Banstead Development Management Plan 2019 policy DES5.

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

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

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

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

29. Prior to commencement of the development, a contaminated land site investigation and risk assessment, undertaken in accordance with the site investigation proposal as approved that determines the extent and nature of contamination on site and is reported in accordance with the standards of DEFRA’s and the Environment Agency’s Model Procedures for the Management of Contaminated Land (CLR 11) and British Standard BS 10175, shall be submitted to the Local Planning Authority and is subject to the approval in writing of the Local Planning Authority and any additional requirements that it may specify. If applicable, ground gas risk assessments should be completed in line with CIRIA C665 guidance.

**Reason:** To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Core Strategy CS10, Reigate and Banstead Borough Council Development Management Plan policy DES9, and the provisions of the NPPF 2019.
30. A. Prior to commencement of the development a detailed remediation method statement should be produced that details the extent and method(s) by which the site is to be remediated, to ensure that unacceptable risks are not posed to identified receptors at the site and details of the information to be included in a validation report, has been submitted to and approved in writing by the Local Planning Authority, and any additional requirements that it may specify, prior to the remediation being commenced on site. The Local Planning Authority shall then be given a minimum of two weeks written notice of the commencement of remediation works.

B. Prior to occupation, a remediation validation report for the site shall be submitted to the Local Planning Authority in writing. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation works, in accordance with the approved remediation method statement and any addenda thereto, so as to enable future interested parties, including regulators, to have a single record of the remediation undertaken at the site. It should also include any plan (a “long term monitoring and maintenance plan”) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the LPA. Any longer term monitoring and maintenance shall be implemented as approved.

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

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

31. Unexpected ground contamination: Contamination not previously identified by the site investigation, but subsequently found to be present at the site shall be reported to the Local Planning Authority as soon as is practicable. If deemed necessary development shall cease on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify.
Note: Should no further contamination be identified then a brief comment to this effect shall be required to discharge this condition.

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

32. 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 37.8 l/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.

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

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

34. The development hereby permitted shall be implemented in accordance with the recommendations, avoidance and mitigation measures identified in the Ecological Impact Assessment by Simlaw Ecology (dated November 2018) at section 5. Any variation shall be agreed in writing by the Local Planning Authority before such change is made. All ecological enhancement shall be completed prior to first occupation of the development. This condition will be discharged on receipt of a letter from the project ecologist stating that the mitigation has been completed according to the recommendations.

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

35. 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.


Informative: In accordance with Policy EMP5 of the Development Management Plan, it is expected that the Employment and Skills Plan will seek to achieve at least 20% of the jobs and apprenticeship opportunities created by the construction of the development for local residents of the borough of Reigate & Banstead.
36. Prior to the installation of any external lighting on the site, full details shall be submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented on the site and maintained as such thereafter.

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

37. No development shall take place, until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

**Reason:** The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to the Reigate and Banstead Development Management Plan 2019 policy NHE9.

**INFORMATIVES – 8a – 19/00990/F**

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 advised that prior to the initial occupation of any individual dwelling hereby permitted, to contact the Council’s Neighbourhood Services team to confirm the number and specification of recycling and refuse bins that are required to be supplied by the developer. The Council’s Neighbourhood Services team can be contacted on 01737 276292 or via the Council’s website at [http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance](http://www.reigate-banstead.gov.uk/info/20085/planning_applications/147/recycling_and_waste_developers_guidance)

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](http://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 addresses. This can be done by contacting the Address and Gazetteer Officer prior to construction commencing. You will need to complete the relevant application form and upload supporting documents such as site and floor layout plans in order that official street naming and numbering can be allocated as appropriate. If no application is received the Council has the authority to allocate an address. This also applies to replacement dwellings. If you are building a scheme of more than 5 units please also supply a CAD file (back saved to 2010) of the development based on OS Grid References. Full details of how to apply for addresses can be found [http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering](http://www.reigatebanstead.gov.uk/info/20277/street_naming_and_numbering).

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-and-](http://www.surreycc.gov.uk/roads-and-).

7. The developer is advised that as part of the detailed design of the highway works required by the above conditions, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment.

8. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

9. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

10. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html for guidance and further information on charging modes and connector types.

CONDITIONS – 8b – 19/00991/F

1. The development for which Listed Building Consent is hereby permitted shall be begun before the expiration of three years from the date of this consent.

   Reason: To comply with Section 18(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 52 (4) of the Planning and Compulsory Purchase Act 2005.

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

<table>
<thead>
<tr>
<th>Drawing Title</th>
<th>Drawing No.</th>
<th>Revision</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location Plan</td>
<td>10_000</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing site plan</td>
<td>10_001</td>
<td>P1</td>
<td>22.02.2019</td>
</tr>
<tr>
<td>Existing site sections</td>
<td>10_200</td>
<td>P1</td>
<td>22.02.2019</td>
</tr>
<tr>
<td>Demolition site plan</td>
<td>12_001</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>Proposed site plan</td>
<td>20_001</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>----------------------------</td>
<td>--------</td>
<td>----</td>
<td>------------</td>
</tr>
<tr>
<td>Proposed site parking plan</td>
<td>20_002</td>
<td>P3</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>Proposed site sections</td>
<td>20_000</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
<tr>
<td>Existing basement plan</td>
<td>A_EX_099</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing ground floor plan</td>
<td>A_EX_100</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing first floor plan</td>
<td>A_EX_101</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing second floor plan</td>
<td>A_EX_102</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing roof plan</td>
<td>A_EX_102</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing SW elevations</td>
<td>A_EX_300</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Existing NE elevations</td>
<td>A_EX_301</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Demolition basement plan</td>
<td>A_12_099</td>
<td>P2</td>
<td>04.03.2019</td>
</tr>
<tr>
<td>Demolition ground floor plan</td>
<td>A_12_100</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition first floor plan</td>
<td>A_12_101</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition second floor plan</td>
<td>A_12_102</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition roof plan</td>
<td>A_12_103</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition SW elevations</td>
<td>A_12_300</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition NE elevations</td>
<td>A_12_301</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Demolition SE &amp; NW elevs</td>
<td>A_12_302</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Proposed site plan; main house</td>
<td>A_20_001</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
</tbody>
</table>

**Walk**

<table>
<thead>
<tr>
<th>Proposed site Plan – Garden</th>
<th>B_20_001</th>
<th>P4</th>
<th>07.01.2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed ground floor plan</td>
<td>B_20_100</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Proposed first floor plan</td>
<td>B_20_101</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Proposed roof plan</td>
<td>B_20_102</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Proposed sections</td>
<td>B_20_200</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Proposed elevations</td>
<td>B_20_300</td>
<td>P3</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Front elevation entrance</td>
<td>B_31_400</td>
<td>P2</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Front elevations section</td>
<td>B_31_401</td>
<td>P2</td>
<td>23.10.2019</td>
</tr>
<tr>
<td>Proposed site plan – Walled garden</td>
<td>C_20_001</td>
<td>P4</td>
<td>07.01.2020</td>
</tr>
</tbody>
</table>

| Proposed ground floor plan 1 | C_20_100 | P4 | 07.01.2020 |
| Proposed ground floor plan 2 | C_20_101 | P3 | 07.01.2020 |
| Proposed first floor plan 1  | C_20_102 | P3 | 07.01.2020 |
| Proposed first floor plan 2  | C_20_103 | P3 | 07.01.2020 |
| Proposed roof plan 1         | C_20_105 | P3 | 07.01.2020 |
| Proposed roof plan 2         | C_20_106 | P3 | 07.01.2020 |
| Proposed sections AA BB CC   | C_20_200 | P3 | 07.01.2020 |
Proposed sections DD EE FF  C_20_201  P3  07.01.2020
Proposed sections GG HH  C_20_202  P3  07.01.2020
Proposed SW elevations  C_20_300  P4  07.01.2020
Proposed NW elevations  C_20_301  P3  07.01.2020
Proposed NE elevations  C_20_302  P3  07.01.2020
Proposed SE elevations  C_20_303  P4  07.01.2020
House type 1 entrance  C_31_400  P2  23.10.2019
House type 3 entrance  C_31_402  P3  07.01.2020
Existing plans – The Lodge  D_EX_100  P2  04.03.2019
Existing Plans – The Stables  D_EX_101  P2  04.03.2019
Existing sections  D_EX_200  P1  22.02.2019
Existing elevations  D_EX_300  P1  22.02.2019
Demolition Plans - Lodge  D_12_100  P3  07.01.2020
Demolition Plans – Stables  D_12_101  P2  04.03.2019
Proposed plans – Lodge  D_20_100  P4  07.01.2020
Proposed Plans – Stables  D_20_101  P2  04.03.2019
Proposed sections  D_20_200  P2  23.10.2019
Proposed elevations  D_20_300  P2  23.10.2019
Landscape Strategy  P.1436.103  H  07.01.2020
Tree Survey Plan  AR-3855-appD  23.10.2019
Tree Protection Plan  AR-3855-TSP02  23.10.2019
Woodland Management Plan  AR-3855-WMP-01  23.10.2019
Swept path analysis – Fire Tender ITB14222-GA-005  H  08.01.2020
Swept path analysis – Refuse vehicle ITB14222-GA-006  F  08.01.2020
Potential Site Access Arrangements ITB14222-GA-010  B  08.01.2020
Swept path analysis – Refuse vehicle ITB14222-GA-012  A  08.01.2020

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. Where new walls divide existing rooms, the new walls shall have moulding detail to match existing including skirting, dado, architrave, picture rail and cornice, and shall be scribed into the existing detail to ensure reversibility.

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the special interest if the listed building with regard to Reigate and Banstead Core Strategy Policy CS4 and Reigate and Banstead Development Management Plan 2019 policy NHE9.

4. Details of the suspended ceilings shall be submitted to and approved in writing before works commence, including omitting suspended ceilings on the