

Development Department



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HOW Planning
40 Peter Street
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Ref: P/11/02187/F

TOWN AND COUNTRY PLANNING ACT, 1990 AND LOCAL GOVERNMENT ACT, 1972 THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

The Council of the Borough of Reigate and Banstead, as District Planning Authority under the provisions of Part III of the Town and Country Planning Act, 1990, and Part IX of the Local Government Act, 1972 **DO HEREBY GRANT** permission for the development specified in the First Schedule hereto subject to the conditions (if any) specified in the Second Schedule for the reason specified in the Third Schedule hereto.

FIRST SCHEDULE

The development specified in the application for planning permission dated 19th December 2011

Former Court Lodge County Primary School Court Lodge Road Horley Surrey

Demolition of the existing school and caretaker's building and the erection of a care home and church with access, car parking and landscaping arrangements. As amended by letter dated 25.01.12

SECOND SCHEDULE

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

Reason: In accordance with "Greater Flexibility for Planning Permissions Guidance" (DCLG) 2010

Plan Type	Reference	Version	Date Received
Location Plan	11-017-101	A	19.12.2011
Other Plan	11-017-190		19.12.2011
Survey Plan	ENC270109-6K8		19.12.2011
Site Layout Plan	0124-10		19.12.2011
Floor Plan	0124-30		19.12.2011
Floor Plan	0124-31		19.12.2011
Elevation Plan	0124-40		19.12.2011
Elevation Plan	0124-41		19.12.2011

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Section Plan	0124-50		19.12.2011
Site Layout Plan	11-017-111	M	26.01.2012
Floor Plan	11-017-120	G	26.01.2012
Floor Plan	11-017-121	F	26.01.2012
Floor Plan	11-017-122	E	26.01.2012
Roof Plan	11-017-135	F	26.01.2012
Elevation Plan	11-017-150	D	26.01.2012
Elevation Plan	11-017-151	D	26.01.2012
Street Scene	11-017-155	B	26.01.2012
Elevation Plan	11-017-300	D	26.01.2012
Combined Plan	11-017-301	D	26.01.2012
Combined Plan	11-017-302	D	26.01.2012

2. 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

3. No development shall take place on a development component until samples of the materials to be used in the construction of the external surfaces, including fenestration and roof for that development component, have been submitted to and approved in writing by the Local Planning Authority, and on development shall be carried out in accordance with the approved details

Reason:

To ensure that a satisfactory external appearance is achieved of the development with regard to Reigate and Banstead Borough Local Plan 2005 policies Ho9 and Ho13.

4. No development shall take place on a development component until a Method of Construction Statement for that development component, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo5.

5. No development component shall take place until the applicant has:

(a) Submitted for the written approval of the Local Planning Authority a Travel Plan for that development component in accordance with the aims and objectives of PPG13 (January 2011), in accordance with the Surrey County Council Travel Plan Good Practice Guide, July 2010, and in general accordance with the Draft Travel Plan by Royal Haskoning dated 14/12/11 and Surrey County Council's comments dated 17/01/12.

(b) The applicant shall then implement the approved travel plan for that development component in accordance with the trigger points contained within it, and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason:

In recognition of Planning Policy Guidance Note 13 – Transport.

6. No development shall take place on a development component including groundworks preparation and demolition until all related arboricultural matters, including arboricultural supervision, monitoring and tree protection measures for that development component are implemented in strict accordance with the approved details contained in the Tree Protection Plans CBA 7263.02 and CBA 7263.03 (excluding the MPP details in respect of the mitigation planting which are not approved under this condition and require a further submission) and Arboricultural Development Statement compiled by CBA Trees dated December 2011.

Reason:

To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837 'Trees in Relation to Construction – Recommendations' and policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

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

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

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

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

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policies Pc4, Pc12, Ho9 of the Reigate and Banstead Borough Local Plan 2005.

8. No development shall take place on a development component 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 for that development component. The development component shall be constructed in accordance with the approved levels.

Reason:

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

9. No development shall take place until drainage works, including surface water attenuation facilities, have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the site is satisfactorily drained prior to the commencement of development and to reduce the risk of flooding of properties off site, in line with PPS25, Reigate and Banstead Borough Local Plan 2005 policy Ut4.

10. No development shall take place, other than that required to be carried out as part of an approved scheme of remediation, until parts a) to f) of the below condition have been complied with.

Site Characterisation

a) A comprehensive written desktop study and site walkover report is undertaken 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 (in both diagrammatic and tabular form). The study and walkover report 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.

b) A site investigation proposal, detailing the extent and methodologies of sampling and analyses required to enable the characterisation of the plausible pollutant linkages identified in the preliminary conceptual model, shall be submitted to the Local Planning Authority and 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.

c) A 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), 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.

Remediation

d) A remediation method statement, detailing 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.

e) Prior to the occupation of a development component remediation works at the site for that development component shall have been completed in accordance with the approved remediation method statement and any post remediation monitoring identified in the remediation method statement for that development component shall be installed by the developer and maintained and operated for as long as identified by the remediation method statement.

Submission of Validation Information

f) A comprehensive validation report for a development component shall be submitted prior to occupation of that development component. The report shall detail evidence of the remediation, the effectiveness of the remediation carried out and the results of post remediation monitoring, 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. The validation report is subject to the approval, in writing of the Local Planning Authority and any additional requirements that it may specify.

Action for Unexpected Contamination

g) Contamination not previously identified by the site investigation, but subsequently found to be present at the site, shall result in all development ceasing on site until an addendum to the remediation method statement, detailing how the unsuspected contamination is to be dealt with, has been submitted in writing to the Local Planning Authority. The remediation method statement is subject to the written approval of the Local Planning Authority and any additional requirements that it may specify."

Reason:

To ensure that the proposed development and any site investigations and remediation will not cause harm to human health or pollution of controlled waters with regard to Reigate and Banstead Borough Council Local Plan 2005 Policy Ho9 and PPS23.

11. a) The care home shall not be occupied until the plant and/or equipment generating renewable energy to provide a minimum of 10% of the energy needs of the development has been installed, in accordance with the approved Sustainable Construction Statement dated 07/12/11 prepared by Couch Perry Wilkes, and permanently maintained thereafter.

b) The church shall not be occupied until details have been submitted to and approved in writing by the Local Planning Authority to demonstrate how the church has fully explored the potential of renewable technologies to provide a minimum of 10% of the energy demand. The development shall be carried out in accordance with the details and permanently maintained thereafter.

Reason:

In the interests of reducing the non-renewable energy demand of the development, in accordance with policy Ho9 of the Reigate and Banstead Borough Local Plan 2005.

12. Before each element of the permitted development is occupied its respective proposed vehicular/pedestrian/cycle accesses to Court Lodge Road shall be provided, including the provision of visibility zones in accordance with a scheme submitted to and approved in writing by the Local Planning Authority prior to commencement of the access works. The visibility zones shall be kept permanently clear of any obstruction above a height of 0.6 metres from the ground.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo5.

13. Prior to first occupation of a development component, the existing access from the site to Court Lodge Road relating to that component, shall be permanently closed and any kerbs, verge, footway, shall be fully reinstated by the applicant, in a manner to be agreed, prior to carrying out of the works, in writing with the Local Planning Authority.

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo5.

14. a) In accordance with the approved Care Home Layout Plan; dwg ref 11-017-111 Rev M, the Care Home shall not be occupied until space has been laid out within the site for cars and cycles to be parked and for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear.

b) In accordance with the approved Church Layout Plan; dwg ref 0124-10, the Church shall not be occupied until space has been laid out within the site for cars and cycles to be parked and for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear.

The parking and turning areas shall be retained exclusively for its designated purpose

Reason:

In order that the development should not prejudice highway safety nor cause inconvenience to highway users with regard to Reigate and Banstead Borough Local Plan 2005 policy Mo5.

15. a) The Care Home shall not be occupied until space has been laid out within the site, in accordance with the approved Care Home Layout Plan dwg ref 11-017-111 Rev M, to provide:

- (i) Secure cycle parking, changing facilities, safe pedestrian & cycle routes
- (ii) Information for residents, staff and visitors regarding public transport, walking and cycling

b) The Church shall not be occupied until space has been laid out within the site, in accordance with the approved Church Layout Plan dwg ref 0124-10, to provide:

- (i) Secure cycle parking, changing facilities, safe pedestrian & cycle routes
- (ii) Information for residents, staff and visitors regarding public transport, walking and cycling,

to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.

Reason:

In recognition of Planning Policy Guidance Note 13 - Transport.

16. Prior to the occupation of the development a scheme shall be agreed in writing by the Local Planning Authority and the agreed works shall be constructed for the following:

- improved pedestrian crossing facilities at the junction of Vicarage Lane with Court Lodge Road, to include dropped crossings and tactile paving;
- a new bus shelter at the existing bus stop on Court Lodge Road adjacent to the development site.

Reason:

In recognition of Planning Policy Guidance Note 13 - Transport.

17. No pruning, removal or other works to the retained trees and hedges located both within and overhanging the site, shall take place during construction, or for one year after completion except with the prior written approval of the Local Planning Authority. Any tree work already approved as part of this consent and any other work undertaken should be done in accordance with British Standard 3998 'Recommendations for Tree Work'. If any of the retained trees or hedges, within the site, controlled by this condition, are removed, die, or become damaged or diseased within one year of completion, it/they shall be replaced before the expiry of one calendar year by tree/s or hedge/s, to a planting specification agreed in writing by the Local Planning Authority.

Reason:

To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with policy Pc4 of the Reigate and Banstead Borough Local Plan 2005.

18. No development component shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected for that development component has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the occupation of the development hereby permitted.

Reason:

To preserve the visual amenity of the area and protect neighbouring residential amenities with regard to the Reigate and Banstead Borough Local Plan 2005 policies Ho20, Cf2 and Pc4.

19. Prior to the occupation of a development component hereby permitted, the ecological habitat measures for that development component, as identified in the bat, bird and reptile enhancement strategy for the site dated November 2011, shall be fully installed and thereafter permanently maintained.

Reason:

To ensure the ecological impacts of the development are fully mitigated with regard to Reigate and Banstead Borough Local Plan policy Pc2G.

THIRD SCHEDULE

The development hereby permitted has been assessed against development plan policies SP3, CC4, CC6, H1, H2, H4, H5, NRM10, NRM11, GAT1, GAT2, Pc4, Hr3, Ho9, Ho13, Ho21, Mo4, Mo5, Mo6, Mo7 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

INFORMATIVES

1. Your attention is drawn to the safety benefits of installing sprinkler systems as an integral part of new development. Further information is available at www.firesprinklers.info.
2. 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.
3. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above relevant conditions. Replacement planting

of trees and shrubs shall be in keeping with the character and appearance of the locality. The submitted mitigation plan CBA 7263.03 require minor revision in respect of species and sizes. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this locality. It is expected that the replacement structural landscape trees will be of Semi-Mature size with initial planting heights of not less than 6m with girth measurements at 1m above ground level in excess of 20/25cm, species should where possible be native or cultivars of native species.

4. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority Local Transportation Service before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. A licence is required for the new access to the site, however a S278 agreement with the Highway Authority is required for the junction improvements at the junction of Vicarage Lane with Court Lodge Road.
5. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Transportation Service will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense. (Note: It is preferable where possible to arrange for the adjacent highway to be included in the area edged red on the application when Circular 11/95 provides that conditions may be suitable to control this).
6. 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).
7. A standard fee of £6150 will be charged for input to, and future monitoring of, any Travel Plan.
8. The applicants are encouraged to build the development on foundations capable of supporting upward extension of the buildings at a later date.
9. The applicants are advised of the provisions of Natural England's standing advice for protected species.
10. In submitting details required to discharge the above conditions, the applicants are advised to adopt a cohesive approach to ensure that the respective components of the development are complimentary to one another.

Please remove any site notice that was displayed on the site pursuant to the application.

Dated this 15th March 2012

Mark Harbottle

Head of Building and Development Services (duly authorised in this behalf)

Any approval given herein relates only to development under the Town and Country Planning Act, 1990. Consent under the Building Regulations may also be necessary