

UPDATE SHEET

SURREY COUNTY COUNCIL PROPOSAL RE24/00533/CON

DISTRICT(S) REIGATE & BANSTEAD

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Former Care Home, Park Hall Road, Reigate RH2 9LH

Demolition of a vacant single storey building formerly used as elderly persons accommodation and erection of a part single, part two storey building to provide new classroom support accommodation for primary and secondary pupils; staff facilities; construction of a Multi-Use Games Area; car parking spaces; associated hard and soft landscaping and associated works.

CONSULTATIONS AND PUBLICITY

Amendment to Paragraph 32 of the officer report, at the time of publication a total of **330** letters of representation had been received in response to the application. Of these **274** raised objection and 56 in support.

Parish/Town Council and Amenity Groups

Further correspondence has been received from the RH29 Community Group comprising an email with 22 photos of the local road network and a document setting out the details of the concerns with the application raised to date (PHR Facts 12.11.24). This information was sent by the RH29 Community Group to the Leader of the Council, the Chief Executive, the Director of Planning and Placemaking and the County Councillors. The content of the information provided, whilst addressed to the different audiences, is not raising anything materially different to that already submitted direct to the planning team. The comments of the RH29 Community Group have therefore already been reflected and addressed within the officer report.

The RH29 Community Group has also submitted comments on the content of the published Officers Report, on review of these comments it is not considered that any additional matters are being raised that have not already been reflected within the officer report and discussed. Further, the RH29 Community Group request that should planning permission be granted, Condition 10 (Car Parking Management Plan) should be made a pre-commencement condition and that additional conditions should be included to limit the pupil admission number of the School to 72, to limit hours of operation of the School as stated at paragraph 6 within the officer report and during term time only, and for no use of the School or facilities by other groups outside of School hours. Officers have considered the suggested conditions, and no changes are proposed to the conditions or recommendation in this regard.

The comments on the RH29 Community Group are accompanied by a report from a Senior Clinical Lecturer in Paediatric Environmental Health and Paediatric Respiratory Consultant at the Queen Mary University of London. The report concludes that the proposed site is to be located closer to a main road than the existing site, and therefore air quality is expected to be worse. This is not based on any modelling data and the WHO limits are quoted as exceeded as previously raised within representations. Air Quality has been assessed in detail in the officer report at paragraphs 136 to 155.

Additional key issues raised by public

Since the publication of the officer report on 19 November 2024, 33 further letters of representation have been received. Of these 23 express support for the application (including 16 new letters of representation and seven from people who had previously made representations on the application) and 10 raise objection (including three new representations and seven letters from those who have previously made representations on the application).

The content of the additional representations received do not raise any new matters in relation to the application that have not already been discussed or addressed within the officer report. One representation, includes the submission of the report of the Senior Clinical Lecturer in Paediatric Environmental Health and Paediatric Respiratory Consultant at the Queen Mary University of London as discussed above and wishes to draw the County Council's attention to the potential private law implications of moving children from three locations where air pollution is at lower levels than the proposed site. With reference to the Supreme Court in *Tindall & Anor v Chief Constable of Thames Valley Police* UKSC 2023/0059: namely, that "a person owes a duty to take care not to expose others to unreasonable and reasonably foreseeable risks of physical harm created by that person's own conduct" (para.44(iv)). A further representation reflects the views as stated above with regard to the need for additional conditions should planning permission be granted to limit pupil numbers and use of the site outside of School hours.

CONDITIONS

Condition 8

Amend condition wording to move the details of the Traffic Regulation Order process into an informative.

8. The development hereby permitted shall not be first occupied unless and until waiting restrictions have been provided within Park Hall Road, Brokes Road, and Brokes Crescent in accordance with the approved Drawing No: RVC-VTP-ZZ-XXX-DR-H-0017, rev P01 Proposed Parking Restrictions, dated 24 January 2024 as submitted with the application at Appendix H Transport Assessment Ref: RVC-VTP-XX-XX-RP-G-0001, Version P02, dated February 2024. ~~The final details of waiting restrictions, including the full extent and use of single or double yellow lines, shall be subject to the Traffic Regulation Order (TRO) public consultation process and detailed design review by the County Highway Authority. The final details of waiting restrictions, including the full extent and use of single or double yellow lines, shall be subject to the Traffic Regulation Order (TRO) public consultation process and detailed design review by the County Highway Authority.~~

Condition 27

Amend the condition wording to include reference to relevant Bat Survey.

27. Prior to the commencement of any of the development hereby permitted including demolition, a loft inspection **for bats as recommended in the Bat Emergence and Re-Entry Surveys (BERS) dated 24 July 2024 submitted with the application** should be undertaken by a suitably qualified ecologist and the results submitted to the County Planning Authority.

New Informatives 15 and 16

15. The final details of the parking restrictions as required under Condition 8, including the full extent and use of single or double yellow lines, shall be subject to the Traffic Regulation Order (TRO) public consultation process and detailed design review by the County Highway Authority.
16. Bats are a European Protected Species (EPS) which means disturbance of a bat roost is illegal. If bats are found during the loft inspection as required under Condition 27, then

works cannot commence on site until a European Protected Species Licence (Bat mitigation Licence) is obtained from Natural England.

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