

**TO:** PLANNING & REGULATORY COMMITTEE

**DATE:** 14 October 2015

**BY:** PLANNING DEVELOPMENT TEAM MANAGER

**DISTRICT(S)** REIGATE & BANSTEAD BOROUGH  
COUNCIL

**ELECTORAL DIVISION(S):**  
Reigate  
Ms Grant-Duff

**PURPOSE:** FOR DECISION

**GRID REF:** 526266 150039

**TITLE:** SURREY COUNTY COUNCIL PROPOSAL RE15/01766

### **SUMMARY REPORT**

**Land at Reigate Parish Church School, 91 Blackborough Road, Reigate, Surrey RH2 7DB**

**Construction of a new artificial grass surfaced Multi-Use Games Area (MUGA), macadam-paved access route, provision of new perimeter gates and fencing and associated works.**

The application involves replacing the whole of the school's grassed play area of just over 0.1 ha, with an artificial turf surface. Existing chainlink fence surrounds to the grassed area would be replaced by welded mesh fences and existing, lower, close boarded fence along the eastern boundary where the play area backs on to the rear gardens of adjoining houses would be retained. On its north side, the play area is contiguous with the floodlit artificial surfaced pitches and games courts of Reigate Grammar School. In order to construct the new pitch surface, a temporary access route through an adjoining wooded area, owned by the County Council but not currently part of the school site. The play area is currently used during the school day and for a small number of extra-curricular events at weekends and in the school holidays. It is not proposed to change this pattern of use significantly as a result of having the artificial pitch.

A contractor's compound would be created in the north west corner of the wooded area, alongside the boundary with the Grammar School. The construction arrangements would involve the loss of 7 individual trees and two groups of smaller scrubby trees, but avoid, and incorporate measures to protect during construction, the more substantial and significant trees in the wooded area.

There have been no objections from the borough council or any specialist internal consultees. Five representation have been received, raising issues including the effects of extended use of the school site in terms of noise and additional traffic, loss of trees, impact on site and highway drainage and the impact of the proposed contractors compound on the adjoining Grammar School.

The development is considered to be compatible with the site's status as Urban Open Land. The extent of the play area is not altered, and existing boundary screening will be retained. There are therefore no impacts on residential amenity through loss of privacy or overlooking. The utility of the space will be improved for the school's purposes. Its existing range of extra-curricular uses will be maintained, and there is no intention to widen the range of uses as a result of providing the artificial surface. No lighting is proposed. Conditions to maintain planning control over the extent of uses are considered desirable in the interests of local residential amenities and subject to those conditions,

the proposal is considered not to have unacceptable impacts on amenity through noise, or traffic.

There are no adverse impacts on archaeology or biodiversity. Sustainable urban drainage is proposed.

The extent of tree loss associated with the construction access is significant. However, officers consider that the applicant has demonstrated that alternative means of accessing the site for construction purposes would place unacceptable strain on other outdoor play space available to the school for the duration of construction. Loss of major trees is avoided and the replacement of less important trees can be achieved so as to reinstate the amenity value of the affected wooded area if other development there which is still subject to planning permission does not go ahead. The application must be judged on its own merits, and in those circumstances, officers consider the loss of trees can be remediated against such that the benefits to the school of the artificial pitch clearly outweigh any adverse impact.

The recommendation is to PERMIT subject to conditions

---

## APPLICATION DETAILS

### *Applicant*

Surrey County Council & Southwark Diocesan Board of Education

### *Date application valid*

29 July 2015

### *Period for Determination*

23 September 2015

### *Amending Documents*

Heritage Statement, received 10/08/15

Amended application form, received 11/08/15.

Covering email dated 01/10/15 and letter from school dated 25/09/15.

Drawing SCC/RPC/06, 'Fencing Plan' dated September 2015, received 01/10/15.

---

## SUMMARY OF PLANNING ISSUES

This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Urban Open Land	yes	20
Impact on Residential Amenity	yes	21 - 25
Impact on trees	yes	26 - 35
Traffic Impacts	yes	36 - 39
Drainage	yes	40 - 41
Ecological Impacts	yes	42 - 44
Archaeology	yes	45 - 46

---

## ILLUSTRATIVE MATERIAL

### Site Plan

Plan 1 Proposed Site Layout Plan

Plan 2 Construction Traffic Management Plan

### Aerial Photographs

Aerial

### Site Photographs

- Figure 1 Existing grass play area, looking towards eastern site boundary
- Figure 2 Existing grass play area, looking towards west from eastern site boundary
- Figure 3 Existing grass play area, looking north towards grammar school grounds
- Figure 4 Wooded area at west end, part of construction access route and compound
- Figure 5 Grammar school music block, viewed from proposed site compound / construction access
- 

## BACKGROUND

### *Site Description*

- 1 Reigate Parish School is an existing infant school located on the north side of Blackborough Road, to the south east of Reigate town centre. The school is surrounded to the east, south and part of the west side by long established residential development. Immediately to the north is Reigate Grammar School. To the west of the school site is a small mainly overgrown, largely wooded area which does not currently form part of the school and is owned by the County Council. Alongside the wooded area is a footpath leading to the Grammar School.
- 2 The school was built in the 1990s as a replacement for the former Reigate Parish School in London Road. The buildings are centrally located in the site with car parking at the front behind a belt of mature trees on the Blackborough Road frontage. To the rear of the buildings are a hard play area and, in the north east corner, a small grassed play area of approximately 0.12 ha which extends up to the school's boundaries with the Grammar School and the rear boundaries of dwellings in Blackborough Close. There is a gate on this boundary which facilitates the school's use of the Grammar School's sports facilities. There is a level change upwards between the school buildings and the grassed area, marked by a retaining wall. Between the rear wall of the main school building and the retaining wall is a terrace with canopy over which acts as an outdoor classroom area. The grassed area is fenced on all four sides with chainlink fencing approximately 3.6m high. On its eastern boundary, this is supplemented by a close boarded fence about 1.5m high.
- 3 The size of the grassed area in relation to the use made of it means that the natural grassed surface is either muddy in winter or bare and dusty in summer, limiting its use. As a grassed area, it cannot meet the demands placed upon it by the school.

- 4 The area is used by the school during the school day and for after school clubs. In school holidays, a daytime holiday play scheme operates there on weekdays. At weekends the grassed area is used for occasional school related events, such as school fairs which, with the exception of an early evening fireworks night, take place during the daytime. The area is also made available to rent for family parties for school families.
- 5 There are plans in preparation for the school to be expanded to address existing and future levels of demand locally for school places. This would involve partial development of the wooded, SCC-owned land and is expected to be the subject of another separate planning application in the near future.

### ***Planning History***

- |   |                |   |
|---|----------------|---|
| 6 | RE96/1300      | Extension to the front of the existing school to create one Additional Classroom. Permitted subject to conditions   |
|   | RE93/08124/RM  | Submission of landscaping details for new school. Approved  |
|   | RE93/08122/RM  | Submission of details of finishing materials. Approved  |
|   | RE93/08121/RM  | The erection of new 150 place grant aided first school as replacement of existing Reigate Parish First School (reserved matters from outline permission. Approved with conditions |
|   | RE93/08120/OUT | Erection of 150 place first school together with caretaker's flat and playgroup. Outline permission granted subject to conditions   |

All the above applications were determined by the Borough Council.

- |            |  |
|------------|--|
| RE90/01920 | Erection of 150 place first school comprising single storey school building with nursery/ Playgroup unit and ancillary hard and soft play areas detached two storey caretakers house; Off street car parking and drop off area and new vehicular access. Application withdrawn |
| RE90/01910 | Erection of five detached 3 bedroomed houses with garages & construction of access road from Blackborough Road. Application withdrawn.   |

---

### **THE PROPOSAL**

- 7 This application is for the replacement of the whole of the existing grassed play area with an artificial grass surface. The existing boundary fences on the north and east sides would be replaced by a welded mesh fence 3.6m high ( the same height as the existing chain link fence on the boundaries) . These were initially proposed to be 2.4m high, but their height has subsequently been amended. The internal fencing on the south and west sides would be replaced by 2.4m welded mesh fencing. The retaining wall and a gate into the grammar school site would be retained. At the west end, a new ramped access up to the play area level and a new section of retaining wall would be created. The application does not propose the new artificial grassed surface being lit.

- 8 The application states that the nature and hours of use would remain broadly similar to those of the existing grassed surface, namely;
- School term & school holidays Monday to Friday: 8.00 am – 6.00 pm, which includes the after school clubs and the holiday play scheme organisation referred to in para 4 above.
  - Weekends: 15 events a year between 9.00 am - 7.00 pm, these to include the PTA run events, the fireworks night and the lettings to school families.
- 9 In order to provide an access to the rear to construct the new artificial grass surface, it is proposed to create an access through the wooded area to the west. This would involve the loss of a number of existing trees, but would avoid the most significant ones. The application is accompanied by an arboricultural method statement which seeks to protect trees to be retained. The proposed tree removal corresponds to that which would be required for the separate proposals to extend the school into this area.

## CONSULTATIONS AND PUBLICITY

### *District Council*

- 10 Reigate and Banstead Borough Council: No objection subject to the County Council's consideration of possible impacts on residential amenities and highways impacts.

### *Consultees (Statutory and Non-Statutory)*

- 11 County Arboriculturalist: No objection on basis that affected trees will also be affected by school expansion proposals
- 12 Countryside Management and Biodiversity Manager: No objection on ecological grounds. Suggest informative to school about small scale measures identified in ecological assessment to enhance biodiversity of site.
- 13 County Highway Authority (Transportation Development Planning): No objection subject to implementation of construction management plan and provision of appropriate wheel washing facilities.
- 14 Archaeological Officer: No archaeological requirements. Assessment has established site to be of low archaeological potential.

### *Parish/Town Council and Amenity Groups*

- 15 Reigate Society: No views received.

### **Summary of publicity undertaken and key issues raised by public**

- 16 The application was publicised by the posting of 2 site notices and direct notification by letter of 50 surrounding residential properties and the adjoining school. Five representations have been received, objecting on the following grounds;
- In principle, welcome expansion of school's age range but object to additional traffic impacts; existing traffic congestion problems arising from school
  - Noise from children at break times is not a problem, but that from holiday play schemes has been intrusive because it is continuous throughout the day; would appreciate advance notice from school about weekend uses, especially any involving amplified music; noise and congestion impacts will be extended into holidays and weekends as a result of the proposal
  - There are existing problems with adequacy of highway drainage on Blackborough Road; construction of school did not make adequate provision for onsite drainage, which contributed to problems; existing problems will be exacerbated by a large new hard surface.
  - Loss of trees is deplorable, especially as it is only to provide temporary access
  - Proposed new fence should not block off existing pedestrian access
  - Location of site compound at maximum distance from school buildings makes it very close to Grammar School music building; alternatives such as school car park and other areas closer to Blackborough Road should be investigated; possible disturbance from generators, welfare units etc; should be screened from Grammar school buildings

---

### **PLANNING CONSIDERATIONS**

- 17 The County Council as County Planning Authority has a duty under Section 38 (6) of the Planning and Compulsory Purchase Act 2004 to determine this application in accordance with the Development Plan unless material considerations indicate otherwise. Section 70(2) of the Town and Country Planning Act 1990 (as amended) (1990 Act) requires local planning authorities when determining planning applications to "have regard to (a) the provisions of the development plan, so far as material to the application, (b) any local finance considerations, so far as material to the application, and (c) any other material considerations". At present in relation to this application the Development Plan consists of the Reigate and Banstead Borough Local Plan: Core Strategy 2014 and saved policies from the Reigate and Banstead Local Plan 2005.
- 18 The National Planning Policy Framework (NPPF) was adopted in March 2012. This document provides guidance to local planning authorities in producing local plans and in making decisions on planning applications. The NPPF is intended to make the planning system less complex and more accessible by summarising national guidance which replaces numerous planning policy statements and guidance notes, circulars and various letters to Chief Planning Officers. The document is based on the principle of the planning system making an important contribution to sustainable development, which is seen as achieving positive growth that strikes a balance between economic, social and environmental factors. The Development Plan remains the cornerstone of the planning system. Planning applications which comply with an up to date Development Plan should be approved. Refusal should only be on the basis of conflict with the Development Plan and other material considerations.
- 19 The NPPF states that policies in Local Plans should not be considered out of date simply because they were adopted prior to publication of the framework. However, the policies in the NPPF are material considerations which planning authorities should take into account. Due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF (the closer the policies are to the policies in the Framework, the greater the weight they may be given).

**Urban Open Land**  
**Reigate and Banstead Local Plan 2005**  
**Policy Pc6 – Urban Open Land**

- 20 Local Plan Policy Pc6 resists the loss of designated Urban Open Land. The whole of the school site, along with the adjoining Reigate Grammar school site and the churchyard to the north west of the school is designated urban open land. However, the proposed development maintains the site's openness and its function of providing for outdoor sports and recreation, the development is therefore considered to be compatible with its Urban Open Land status.

**Impact on Residential Amenity**  
**Reigate and Banstead Borough Local Plan 2005**  
**Policy Cf 2 - Design and Layout of Community Facilities**

- 21 Policy Cf2 sets out design and layout criteria to be met by new community facilities. The criteria include the provision that layouts do not adversely affect the amenities of adjoining properties.
- 22 The existing grassed play area extends right up to the boundary with adjoining residential properties on the school's east side and is intensively used by the school, as is clear from the many bare patches on it. The replacement of grass with an artificial turf surface will not in itself give rise to any additional impacts on amenity through overlooking or noise from the activities carried out on it by the school.
- 23 There is potential with an artificial pitch for use to be extended into evenings and weekend community use, especially if lighting is to be provided. In this case, no lighting is proposed. Lighting would be likely to give rise to significant additional impacts, both in terms of noise through greater intensity of use and through the direct impact of the lights themselves.
- 24 Some degree of intensification is possible without lighting, e.g. in summer evenings. However, the school have indicated that they do not intend to significantly change the existing pattern of use. Officers do not consider the proposed levels of use to be excessive. Conditions can be devised to ensure that the actual level of use does not give rise to harm and planning control is maintained over future changes in the level of use.
- 25 The eastern boundary currently comprises both a chain link fence and a lower close boarded one behind it. The application proposes replacement of the chain link one by a welded mesh fence 2.4m high. It also proposes the retention of the close boarded fence. Its retention is considered necessary to avoid the possibility of the development creating a loss of privacy for the two houses which abut the eastern boundary.

**Impact on Trees**  
**Reigate and Banstead Borough Local Plan 2005**  
**Policy Pc4 – Tree Protection**

- 26 Local Plan Policy Pc 4 seeks to protect, conserve and enhance tree cover through the use of development control powers and requires compliance with the latest arboricultural and silvicultural standards in respect of any tree works or development near trees.
- 27 The proposed pitch does not in itself involve the loss of any trees. The arboricultural assessment submitted with the application identifies several ornamental and fruit trees in the adjoining gardens, the canopies and Root Protection Areas of which encroach into the school field and would require pruning to facilitate construction of the artificial turf surface. The trees are considered to be sufficiently healthy and of an age whereby such works would not threaten their long term prospects. Safeguards such as hand excavation



within root protection areas are proposed in the arboricultural method statement and can be secured by condition.

- 28 A substantive impact on trees does however arise from the proposed construction access route to the pitch site through the wooded area.
- 29 The wooded area contains a number of large, good quality trees, some of which have potential to achieve veteran status. These are the main contributors to the character of the site and its significant contribution to the townscape of the immediate area. There are a number of smaller trees in that area, most of which are growing under the canopy of the larger ones which individually make no contribution to character but taken together contribute to the densely wooded character.
- 30 The arboricultural assessment submitted with the application identifies 7 individual trees and two groups of smaller, scrubby trees which would be removed to create the construction access and compound. With one exception, a grade B tree, all the trees to be removed are grade C. Most of the trees to be removed are towards the rear of the wooded area, away from the Blackborough Road frontage. The method statement proposes a package of other measures to protect other trees to be retained, comprising tree protection facing and temporary surfaces to be avoid damage to roots by vehicles
- 31 All the trees identified for removal have also been identified for removal as part of the upcoming proposals for new buildings to facilitate the school's expansion to a one form of entry primary school. However, this has not yet been submitted as a planning application, and the fact that they would be removed anyway cannot be assumed in assessing the impact of the artificial pitch and its construction arrangements as a separate proposal.
- 32 Tree loss on the scale proposed will give rise to harm. It is therefore necessary to consider both whether there is a practical alternative way of constructing the pitch without affecting the trees, and whether the loss of existing trees can be mitigated.
- 33 External play space at this school is at a premium. Apart from the site of the pitch itself, the only undeveloped parts of the site, where a contractor's compound might be located, are the adjoining hard play area and the school's car park. The only other means of access to the site of the pitch, at the rear of the school, would be between the main school building and the site's eastern boundary. Loss of both the main existing area and part of the adjoining hard play area to act as a site compound would have a particularly substantial impact on the day to day operation of the school during the construction period. The area between the main school building and the eastern boundary is occupied by the play area of the school's nursery. A play area for nursery children separate from that of the older children must be maintained. Access via the car park and the eastern boundary is not therefore feasible. The applicants therefore consider that a construction access via the wooded area is the only feasible option. Others would be highly disruptive of the operation of the school during the expected construction period of 3 – 4 months.
- 34 The arboricultural assessment states that the potential for mitigation of the impact on trees through replanting is limited. Again this is on the assumption that the area where tree loss is proposed will be lost to permanent development at some point in the future. It would be pointless to require replanting which would be affected by known future development proposals. Officers consider that the application should not be considered while making that assumption.



- 35 In a 'no further development' scenario, the opportunity does exist to reverse the effects of tree loss through replacement planting, and this is capable of restoring and enhancing the existing character of the wooded area by replacing some of the smaller trees which augment the larger ones, so as to restore its amenity value and contribution to local townscape character. Officers are satisfied that adequate mitigation is possible, and can be secured by a condition.

### **Traffic Impacts**

#### **Reigate and Banstead Borough Local Plan 2005**

#### **Policy Cf2 – Design and Layout of Community Facilities**

#### **Policy Mo5 – Design of Roads within New Development**

- 36 Local Plan Policy Cf2 states that the development of community facilities will normally be required to comply with the current standards for highway design, parking and service provision. Policy Mo5 requires that arrangements for access and circulation are appropriate to the type of development proposed and the area in which it is located and do not aggravate traffic congestion, accident potential or create environmental disturbance in the vicinity.
- 37 The proposal does not in itself result in any changes to the number of pupils attending this school. The school are not proposing any substantial changes to the pattern of use of their play area in terms of hours of use or use by outside bodies as a result of having an artificial surface. Consequently officers do not consider that the proposal will materially affect traffic generation by the school.
- 38 The school will be retaining its own exclusive use of the play area during school hours, so there will be no external use of the pitch which would lead to other users generating additional traffic at periods of peak school traffic generation. Out of hours uses are unlikely to coincide with the peak of school related traffic, nor involve a concentrated peak like that experienced at school start and finish times. The use of the pitch for the proposed extra-curricular uses is not therefore expected to lead to significant additional traffic impacts.
- 39 The only material impacts in terms of traffic are therefore considered to be those associated with construction. The applicants have submitted a construction traffic management plan which proposes a contractors compound area clear of the highway. A temporary route through the existing undeveloped woodland area is proposed, and the submitted plan does therefore make provision for wheel washing facilities. Implementation of the plan can be secured by condition, and subject to this, the construction related impacts of the proposal are considered to be acceptable in highways terms.

### **Drainage**

#### **Reigate and Banstead Core Strategy 2014**

#### **Policy CS10 – Sustainable Development**

- 40 Core Strategy CS10 requires that development minimises and manages flood risk through, inter alia, the use of sustainable urban drainage systems (SUDs) and flood resistant / resilient design features. The NPPF seeks the provision of sustainable drainage where appropriate, and there is a presumption that major development incorporates SuDs..
- 41 The application proposes a self-contained surface water drainage system for the proposed pitch, comprising new soakaways within the area of the pitch itself to carry run-off. The use of soakaways constitutes a sustainable means of surface water disposal. The drainage proposals are acceptable in principle, and consistent with development plan policy provisions. Adequate details can be secured through the imposition of conditions.

**Ecological Impacts**  
**Reigate and Banstead Borough Local Plan 2005**  
**Policy Pc2 G – Local Nature Conservation Interest**

- 42 Local Plan Policy Pc2 G requires that the retention and enhancement of sites and features such as trees, woodlands, hedgerows, ponds, ditches and other forms of wildlife corridor be considered in any development proposals. Damage to or loss of these features will be resisted. Proposals should also include sufficient information to demonstrate their impact on the site's features.
- 43 The application is accompanied by a Preliminary Ecological Appraisal and Bat Survey. The initial ecological survey did not identify any features or habitats of significance. It also considered the possibility of protected species being present. The possibility of trees in the woodland area being used as bat roosts and clearance of trees, scrub and undergrowth affecting nesting birds were the only potential issue identified. As a result all trees directly affected by the construction route were surveyed for their potential to host bat roosts. None were identified as having any potential. Impact on nesting birds can be avoided through carrying out clearance works outside the nesting season.
- 44 Officers consider there to be no adverse impact on biodiversity. Appropriate steps have been taken to establish the presence or otherwise of protected species. These steps are acceptable to the County Ecologist and he therefore has no objection to the proposal. The development is therefore acceptable in terms of relevant nature conservation policies.

**Archaeology**  
**Reigate and Banstead Core Strategy 2014**  
**Policy CS4 – Valued Townscapes and the Historic Environment**  
**Reigate and Banstead Local Plan 2005**  
**Policy Pc8 – Ancient Monuments, County Sites of Archaeological Importance and Areas of High archaeological Potential**

- 45 Core Strategy Policy CS4 requires that development respects, conserves and enhances the historic environment. Local Plan Policy Pc8 requires that where large scale development is proposed outside areas of high archaeological potential, an archaeological assessment should be submitted with the planning application and may require an agreed scheme of investigation.
- 46 The application is accompanied by a heritage statement which identifies heritage assets in the vicinity. There are no listed buildings in the immediate vicinity and the site lies outside the Chart Lane Conservation Area to the north west. The site of the pitch application is outside any designated Area of High Archaeological Potential. However, taken with the school expansion proposals, the 0.4ha site area threshold for large developments is exceeded. A desktop archaeological study has been carried out. The study identifies a number of finds in the area, and other development related investigations which have been carried out in the vicinity but found relatively little. The site of the artificial pitch has been subject to recent disturbance when the school was built approximately 20 years ago. On the basis, it is recommended that no further work be carried out in association with the pitch construction. The archaeological officer considers there to be little potential for archaeological remains to be disturbed as a result of this development and no further work is therefore required.

## HUMAN RIGHTS IMPLICATIONS

- 47 The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
- 48 In this case, the Officer's view is that while the potential for impacts on amenity caused by noise or traffic are acknowledged, the scale of such impacts is not considered sufficient to engage Article 8 or Article 1 of Protocol 1. Their impact can be mitigated by conditions. As such, this proposal is not considered to interfere with any Convention right

---

## CONCLUSION

- 49 The development involves replacing an existing grass surface which suffers from overuse with an artificial turf one. This is considered to be compatible with the site's status as Urban Open Land. The extent of the play area is not altered, and existing boundary screening will be retained. There are therefore no impacts on residential amenity through loss of privacy or overlooking. The utility of the space will be improved for the school's purposes, and its existing range of extra-curricular uses will be maintained, and there is no intention to widen the range of uses as a result of providing the artificial surface. No lighting is proposed. Conditions to maintain planning control over the extent of uses are considered desirable in the interests of local residential amenities and subject to those conditions, the proposal is considered not to have unacceptable impacts on amenity through noise, or traffic.
- 50 There are no adverse impacts on archaeology or biodiversity. Sustainable urban drainage is proposed.
- 51 The extent of tree loss associated with the construction access is significant. However, officers consider that the applicant has demonstrated that alternative means of accessing the site for construction purposes would place unacceptable strain on other outdoor play space available to the school for the duration of construction. Loss of major trees is avoided and the replacement of less important trees can be achieved so as to reinstate the amenity value of the affected wooded area. The application must be judged on its own merits, and in those circumstances, officers consider the loss of trees can be mitigated such that the benefits to the school of the artificial pitch clearly any adverse impact.
- 52 On its own merits therefore, the proposal meets relevant planning policy considerations and can therefore be permitted.

## RECOMMENDATION

That, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. RE15/01766 be PERMITTED subject to the following conditions:

Conditions:

**IMPORTANT - CONDITION NO 8 MUST BE DISCHARGED PRIOR TO THE COMMENCEMENT OF THE DEVELOPMENT.**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

2. The development hereby approved shall be carried out in all respects strictly in accordance with the following plans/drawings:

B1727899/P/050.001, rev. 0	Site Location plan dated 23.06.15,
002, rev. 0	Existing Site Layout dated 23.06.15,
003, rev. 0	Proposed Site Layout dated 23.06.15,
004, rev.0	New MUGA Indicative Plan and Sections as Existing, dated 23.06.15,
005, rev.0	New MUGA Indicative Plan and Sections as Proposed, dated 23.06.15,
006, rev.0	Construction Traffic Management Plan - Site Layout, dated 23.06.15,
TPP 01- MUGA	Tree Removals and Tree Protection Plan, dated 23.07.15.
SCC/RPCS/006	Fencing Plan, dated September 2015.

3. The artificial turf pitch hereby permitted shall only be used between the hours of 08.00 and 18.00 on weekdays, with the following exception; the pitch may be used at weekends on up to 15 days in any calendar year between the hours of 09.00 and 19.00 for events organised by the school or its Parent Teacher Association or for the benefit of families of current pupils or staff of the school. The school shall maintain a record of any weekend use which shall be made available to the County Planning Authority on request.
4. a.) Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, protective fencing in accordance with the details shown on drawing no TPP001 MUGA dated 23/07/15 submitted with the application shall be installed and shall thereafter be maintained until all equipment, machinery and surplus materials have been removed from the site. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.
- b.) the development shall be carried out in all respects in full accordance with all other measures to protect trees during construction set out on drawing TPP001 MUGA and in sections 9, 11 and 13 of the Arboricultural Method Statement dated 24/07/15 submitted with the application.
5. No later than twelve months from the date on which the development hereby permitted is commenced, a scheme of replacement planting in the woodland area shall be submitted for the written approval of the County Planning Authority. The approved scheme shall be implemented in full no later than in the first planting season after that approval.
- The scheme shall comprise planting plans; written specifications for operations associated with tree or shrub planting, schedules of trees shrubs and plants noting species, sizes positions and proposed numbers / densities and an implementation programme.
6. Any replacement planting carried out pursuant to Condition 5 above shall be maintained for a period of five years beginning with the date on which the details are approved. Such maintenance shall include the replacement of any tree or shrub which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species and size and in the same location as that originally planted
7. The proposed development shall be carried out in all respects in accordance with the Construction Traffic Management Plan and accompanying plan no. B1727899/P/050.006 rev. 0 submitted with the application.

8. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to the County Planning Authority for approval in writing. The scheme shall subsequently be implemented in accordance with the approved details before the development is first occupied. The scheme shall also include details of how the scheme shall be maintained and managed after completion.
9. Before any plant, equipment, temporary structures or buildings are brought on to the site for the purposes of carrying out the development hereby permitted, solid hoarding not less than 1.8m high shall be installed along the site's northern boundary from the north west corner of the application site to the north west corner of the infant school's grassed play area. The hoarding shall thereafter be retained for the duration of construction works on the site.

Reasons:

1. To comply with Section 91 (1) (a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To maintain planning control over the use of the development in the interests of the residential amenities of the area pursuant to Policy Cf2 of the Reigate and Banstead Local Plan 2005.
4. To limit harm to retained trees on the site during construction, in the interests of the amenities of the site and area pursuant to Policies Cf2 and Pc4 of the Reigate and Banstead Borough Local Plan 2005.
5. In the interests of the amenities of the site and area pursuant to Policy Cf2 of the Reigate and Banstead Borough Local Plan 2005.
6. In the interests of the amenities of the site and area pursuant to Policy Cf2 of the Reigate and Banstead Borough Local Plan 2005.
7. In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.
8. To prevent any increased risk of flooding on and off the site, pursuant to policy CS8 of the Reigate and Banstead Core Strategy 2013 and Chapter 10 of the National Planning Policy Framework 2012
9. In order to limit the impacts of the development during construction in the interests of the amenities of the adjoining school pursuant to Policy Cf2 of the Reigate and Banstead Local Plan 2005.

Informatives:

1. The attention of the applicant is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Building Bulletin 102 'Designing for disabled children and children with Special Educational Needs' published in 2008 on behalf of the Secretary of State for Children, Schools and Families, or any prescribed document replacing that note.

2. The County Planning Authority confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.
3. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present

4. 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).

---

**CONTACT**

Mr C Northwood

**TEL. NO.**

020 8541 9438

---

**BACKGROUND PAPERS**

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance: National Planning Policy Framework 2012

The Development Plan: Reigate and Banstead Local Plan: Core Strategy 2014, saved policies of the Reigate and Banstead Borough Local Plan 2005

Other Documents: BS5837/2012, 'Trees in Relation to Design, Demolition and Construction'

---