

**UPDATE SHEET****SURREY COUNTY COUNCIL PROPOSAL RE16/00337/CON****DISTRICT(S)** REIGATE & BANSTEAD BOROUGH COUNCIL**Land at and adjoining Reigate Parish School, Blackborough Road, Reigate, Surrey****Erection of 2 storey building comprising 8 classrooms, hall, staff and group rooms, preparations area, WCs and library, associated circulation, play areas and landscaping; alterations to footpath access and car parking layout to facilitate expansion of school from a 2FE infant to a 2FE primary.***Amending Documents (Since report published)***Delete;**

Drawing 215195 GA101, rev. P4, Foul and surface water drainage dated 23/08/16, received 02/09/16.

**Add;**

Drawing 215195 GA101, rev. T4, Foul and surface water drainage layout dated 12/09/16, received 12/09/16.

Surface water drainage design calculations, v2 dated September 2016, received 12/09/16  
 SUDS run off report, 'Greenfield runoff estimation for sites', dated 07/09/16, received 12/09/16.  
 Revised ecological appraisal, received 20/09/16.  
 Bat assessment survey / Tree Climbing Survey/ Bat emergence surveys, received 20/09/16  
 Emails from ecological consultant date 19/09/16 and 20/09/16.

**CONSULTATIONS AND PUBLICITY*****Consultees (Statutory and Non-Statutory)*****para 13**

Local Lead Flood Authority; recommends conditions

**Para 16**

County Ecologist:	Considers appropriate mitigation has been proposed to address potential harm to bats. Recommends conditions to secure proposed mitigation
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**PLANNING CONSIDERATIONS****Para 29**

Of the other schools in the school planning area, Sandcross and Reigate Priory are both in the Green Belt, and therefore less suitable in principle since development on the scale needed at either of these sites would constitute inappropriate development in the Green Belt. There are

also multiple heritage constraints which apply to Reigate Priory. The additional places proposed at Reigate Parish are part of a package at sites in the Reigate school planning area – other expansions have already taken place at Holmesdale and Dovers Green

## **Ecological Impacts**

### **Para 56 – add**

The additional bat surveys carried out have examined in more detail the potential of the two trees T36 and T37 to be used as roosts by bats; a climbing survey carried out in August in which both trees were closely inspected for features which made them suitable as roosts and signs of actual occupation; and an emergence survey carried out on two dates in August and September 2016.

#### Climbing Survey

This found multiple features on both trees which could potentially support roosting sites, such as woodpecker holes, natural holes and cavities, loose bark or cracks and splits in limbs. It placed T36 in the highest category (of 4) in having multiple suitable features. T37 was placed in the second highest category. No physical signs of actual use of any of the identified features were detected, but evidence of use in the winter would not necessarily still be present in the following August.

#### Emergence surveys

These detected a low level of foraging activity in the area by up to 2 pipistrelles, but no emergence behaviour around either of the two trees.

The recommendation of the ecological appraisal in relation to bats is that six summer roost bat boxes and two hibernation boxes be provided as mitigation for the loss of a potential roost site and that their use be monitored as part of the school's curriculum. The possibility of re locating the trunk of T36 as a standing monolith retaining many of the features which contribute to its high roost potential has been discussed between the lead ecological consultant and the County Ecologist. However, given the lack of a location suitably remote from actively used parts of the site and the limited lifespan of such a mitigation before it decays and becomes potentially unsafe, it has been concluded this is not feasible. Log piles from the felled trees can however be retained in the part of the site which would remain with retained tree cover. A replacement oak and other native tree and shrub planting should also be carried out as part of the landscaping scheme for the site should be provided, and maintenance be carried out on these elements.

Officers have considered the potential impact on a European protected species in terms of a hierarchy of avoidance, mitigation and compensation.

Avoidance has been fully investigated and officers are satisfied that it is not achievable. The initial presumption in the design process was that T36 and T37 be retained because of their identified amenity value. That was reflected in the original design submitted for the new building. Consideration was only given to a design which required their removal when it became apparent that their retention could result in an unacceptable impact on daylight to the adjoining building.. The footprint of the building required has been minimised by making it two storey ( the existing school is mainly single storey), but even so the position of the two trees are relatively centrally located. As a result, their retention would push the building so close too to the site boundaries. The result would have unacceptable impacts on the grammar school building to the rear or the other equally large trees on the frontage which define the character and visual amenity of the site to a greater extent than T36 and T37.

A range of options for mitigation have been considered, including whether any further surveys need to be carried out to further reduce the possibility that the trees in question are actually used as roosts. Officers, in consultation with the County Ecologist, consider that the

recommended provisions set out above represent an appropriate set of mitigation measures which are proportionate to the identified harm caused by loss of a potential roost site. Sufficient steps have been taken to establish that actual use of the trees to be felled by bats does not take place, provided they are felled before the winter.

As appropriate mitigation has been identified, there is no need to consider compensation.

Officers consider that significant harm to biodiversity has therefore been avoided. The measures set out will ensure that the development complies with legislation relating to European protected species.

## **RECOMMENDATION**

Amend wording of **condition 3**;

Delete 'along with additional single yellow line restrictions necessary to prevent all day parking on the eastern side of Crakell Road'

Replace with ' but retaining the School Keep Clear Markings'

Amend wording of **condition 7**;

Delete 'condition 15 below'

Replace with 'condition 8 below'

Amend wording of **condition 11**;

Delete: 'the development hereby permitted shall not be commenced.....'

Replace with: 'no part of the drainage system for the site shall be constructed unless....'

### **Add new conditions**

20 The development hereby permitted shall not be commenced unless the applicant has provided the County Planning Authority with written evidence that consent has been granted by Thames Water for the development's connection into and discharge rate to the surface water sewer system

21 No part of the drainage system for the site shall be constructed unless the following additional details have been submitted to and approved by the County Planning Authority;

i.) A detailed development layout at an identified scale.

ii.) A drainage layout detailing the exact location of SUDs elements, including finished floor levels

iii.) details of all SuDS elements and other drainage features, including long and cross sections of attenuation tanks, pipe diameters including the details of the methods of flow control and respective levels and how these relate to submitted calculations

and the development shall thereafter be carried in full accordance with the details approved.

22 No part of the drainage system for the site shall be constructed unless details of how the Sustainable Drainage System will be protected and maintained during the construction of the development have been submitted to and approved by the County Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

- 23 In carrying out the development hereby permitted, trees T36/37 identified in the Arboricultural Impact Statement submitted with the application shall be soft felled and the timber removed to log piles in an area of the site from which construction activities have been excluded in accordance with condition 15 above, under the supervision of a qualified ecologist. The landscape details submitted pursuant to condition 17 shall include provision for the retention of these log piles.
- 24 No later than three months from the date of this permission, a total of 6x summer roosting bat boxes ( type Schwegler 1FF) and 2 x hibernation bat boxes (type Schwegler 1FW) shall be mounted on retained trees within the site under the supervision of a qualified ecologist. The boxes , or similar replacements shall be maintained on the site for a minimum of 5 years.
- 25 The oak trees T36 and T 37 as identified on the tree survey plan shall not be felled during the period between 31 October in any one year and 30 April in the following year.

**Add new reasons**

- 20 To ensure that a satisfactory design is secured that adequately addresses the risk of flooding from surface water and does not pose a flood risk elsewhere pursuant to Policy CS10 of the Reigate and Banstead Core Strategy 2014. The SUDs drainage strategy for the site depends upon being able to discharge to the surface water sewer and it is therefore necessary for the strategy to be secured before the development commences.
- 21 To ensure that a satisfactory design is secured that meets national SuDs technical standards, adequately addresses the risk of flooding from surface water and does not pose a flood risk elsewhere pursuant to Policy CS10 of the Reigate and Banstead Core Strategy 2014.
- 22 To ensure that the construction works do not compromise the functioning of the approved Sustainable Drainage System pursuant to Policy CS10 of the Reigate and Banstead Core Strategy 2014.
- 23 To minimise harm to the biodiversity of the site pursuant to Policy CS2 of the Reigate and Banstead Core Strategy 2014 and Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005.
- 24 To mitigate the loss of potential roost sites for bats in trees to be removed, pursuant to Policy CS2 of the Reigate and Banstead Core Strategy 2014 and Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005.
- 25 To safeguard against the possibility of harm to bats pursuant to Policy CS2 of the Reigate and Banstead Core Strategy 2014 and Policy Pc2G of the Reigate and Banstead Borough Local Plan 2005.

**Add informative**

'The applicant is reminded that the indicative parking restrictions on Blackborough Road and Crakell Road to be provided before condition 3 can be satisfied must be subject to detailed design and the separate consultation and approval processes of the County Council under the arrangements for dealing with new parking restrictions under the statutory Traffic Regulation Order (TRO) process.'