

TO: PLANNING & REGULATORY COMMITTEE **DATE:** 12 July 2017
BY: PLANNING DEVELOPMENT TEAM MANAGER
DISTRICT(S) REIGATE & BANSTEAD BOROUGH COUNCIL **ELECTORAL DIVISION(S):**
Redhill West and Meadvale
Mrs Bramhall
Reigate
Dr Grant-Duff

PURPOSE: FOR DECISION **GRID REF:** 527560 151719

TITLE: **ST BEDES SCHOOL, 64 CARLTON ROAD, REDHILL, SURREY RH1 2LQ -
 SCC PROPOSAL RE17/00931/CON**

SUMMARY REPORT

St Bedes School, 64 Carlton Road, Redhill, Surrey RH1 2LQ

The erection of a three storey extension to existing main teaching block and a three storey extension to existing arts block to provide more teaching space to accommodate a 2FE expansion; the erection of a one storey extension to front of main block to provide new main entrance, administrative office and storage space; one storey extension to existing dining hall; provision of new car parking spaces and cycle storage facilities; and associated external works.

As part of a 2 Form of Entry expansion, a number of new buildings and facilities are proposed. These include a part 2, part 3 storey extension to the north eastern elevation of the existing Arts Block to provide new and relocated ICT and Business Studies classrooms; 3 storey extension to the rear of the existing main block to provide relocated and new Science Labs, English and Maths classrooms; a small 1 storey extension to the front elevation on Carlton Road to create a new main entrance which would also include a new administrative office; a small 1 storey extension to the existing dining room; additional car parking and cycle storage facilities; and associated external works which would include enhancements works to the existing recreational area to provide new playing pitches and a long jump facility (although these do not formerly considered as part this planning proposal). The extensions would facilitate an expansion from a 9 Form of Entry (FE) Secondary School to a 11FE secondary school (Published Admission Number (PAN) of 330).

A number of comments were received from technical consultees. Although there were no objections, the County Highway Authority, Local Lead Flood Authority and the County Arboriculturalist all suggested conditions that have been recommended as part of this permission. A total 6 local representations were received. Most of these raised concerns relating to traffic and parking or noise disturbance. The issues raised have been fully considered as part of this assessment. In this case the main issues are whether there would be any adverse impacts on residential amenity; whether the design of the development is acceptable in relation to the school site and surrounding area; whether the development is acceptable in terms of flood risk and drainage; whether the highways works, parking and traffic generated by the proposal are acceptable in terms of highway safety and impacts on the amenity of neighbours; and whether there are any ecological and arboricultural impacts.

Officers consider that the proposals are of a suitable scale and would have no significant adverse impact on residential amenity when balanced with the need for school places in this area. There would not be an adverse impact on residential amenity in terms of loss of light, privacy or overbearance because of the separation distances involved and intervening structures and boundary treatment. Any impact on amenity caused by increased traffic is

considered to be small and can otherwise be controlled by planning condition. Officers consider the proposals would integrate within the surrounding area and the impact on the street scene has been reduced through the design and location of most of the proposed exentions and the use of materials. The Arts Block extension would be visible from Gatton Park Road but the design and appearance is considered to be appropriate in relation to the existing buildings. The highways implications can be controlled by conditions and are not considered to prejudice highway safety. The proposed drainage strategy is considered acceptable with a detailed design required as a pre-commencement planning condition. There would be no adverse impact in regard to flood risk. The proposal would not cause adverse impacts in terms of loss of trees subject to tree protection and replanting planning conditions. There would be no adverse impact on heritage or on the Urban Open Land status. Therefore, officers recommend that planning permission should be granted.

The recommendation is to PERMIT subject to conditions.

APPLICATION DETAILS

Applicant

SCC Property

Date application valid

10 April 2017

Period for Determination

10 July 2017

Amending Documents

Design and Access Statement Rev 2 dated March 2017

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.

Planning Issue	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	32-33
IMPACT ON RESIDENTIAL AMENITY	Yes	34-42
DESIGN AND VISUAL APPEARANCE	Yes	43-50
TRAFFIC AND PARKING	Yes	51-58
FLOODING & DRAINAGE	Yes	59-64

IMPACT ON TREES & LANDSCAPING	Yes	65-69
ECOLOGY	Yes	70-73
HERITAGE	Yes	74-77
SUSTAINABLE CONSTRUCTION	Yes	78-80

ILLUSTRATIVE MATERIAL

Site Plan

Plan

Aerial Photographs

Aerial

Site Photographs

Figure 1 – Existing eastern elevation of main block to be extended

Figure 2 – Existing eastern elevation of Arts block to be extended. Taken from Gatton Park Road

Figure 3 – Existing front elevation of main block to be extended to provide new entrance and office

Figure 4 – North western boundary treatment

Figure 5 – North eastern boundary treatment. Shared with properties on North Mead

Figure 6 - Playing fields to be enhanced and location of relocated long jump

Figure 7 - Existing long jump and location of new additional parking spaces

BACKGROUND

Site Description

- 1 St Bede's School is located along the north eastern side of Carlton Road, just south of Gatton Park Road within a residential area. An allotment development is located just beyond the north western boundary, between the school site and Gatton Park Road. The topography of the site is sloped, generally in a north/south direction. Boundary treatments vary considerably and consist of robust hedging, shrubbery and trees in some locations to domestic fencing of various heights and styles on other boundaries. The site is split into two areas with the main school buildings located on the north western section. The south eastern section is primarily sports use and includes a sports hall, several multi use games areas and a running track as well as large open green space, part of which was formerly used as playing fields.
- 2 The school buildings comprise a mix in terms of design, scale and age including pitched and flat roofs and various external materials such as brick and timber cladding. The more contemporary buildings, including the existing Arts Block, in particular, feature a range of styles and external finishes with pitches roofs and timber cladding. The school buildings vary from single storey to two and three storey buildings in the main school block. The sports hall in the south eastern section is a large building with pitched roof and features a gym on an upper floor which is open to community use.

- 3 The site features an in/out vehicle access from Carlton Road as well as additional service access just north of the 'in' access point. Most pedestrians appear to access the site from Carlton Road, although there are other pedestrian access points from North Mead.
- 4 The school officially accepts 270 11-16 year old places per year group (9 Form of Entry) and also includes an additional 320 Sixth Form places. The total capacity of 11-16 year old places at the school is currently 1350 although the school accepted an additional class into year 7 in 2015, 2016 and 2017.

Planning History

- 5 Installation of double modular classroom building for a temporary period of seven years following demolition of existing single storey building to allow an increase in pupils to 1750. (Permitted June 2016)

12/00862/F- Construct new double entrance into maintenance block north elevation. Replace existing south elevation double doors with single door and install canopy. Renew existing tarmac and paving slabs with new tarmac. Replace existing flat roof and roof lights with new to match existing. (Permitted November 2012)

11/01104/F- Single storey extension to an existing sports hall, providing storage and class D2 (dance hall and gymnasium) accommodation. (Permitted December 2011)

11/00745/F- Erection of two additional canopies adjoining existing used as outdoor dining space and replacement of existing canopies. (Permitted October 2011)

10/01399/F- Replacement of 6 No. temporary classrooms in the form of a three storey addition to the school. The new extension building will be located approximately in the same area where the previous building was demolished due to structural reasons. (Permitted December 2010)

10/00645/F- Construction of a synthetic surfaced athletics sprint straight, incorporating a high jump facility on land currently used as sports field. Drg No's 109-0106-005 and 109-0103-006 dated April 2010. (Permitted September 2010)

03/01003/F- New external corridor to be formed at the flat roof level to provide access to divided classrooms at second floor level. Drawing no: 0015/101A, 0015-406C & 0015-534. (Permitted August 2003)

THE PROPOSAL

- 6 The proposed development would expand the official capacity at the school from 9 forms of entry to 11 forms of entry. This would mean the school would accept 330 11-16 year old pupils per year group and would incrementally increase the total capacity to 1650 by 2023. In addition, the school would continue to operate with a sixth form (320 places).
- 7 The current proposal is for the construction of four separate extensions. Two of these are relatively minor; a single storey flat roof extension to the dining hall and a single storey flat roof extension to the front elevation to create a new main entrance and administrative office. The dining hall extension would cover approximately 70sqm and the new front entrance would be around 80sqm. The proposals also include two larger extensions; a part two, part three storey extension to the existing Arts block located in the north western section of the site and a three storey extension to the rear of the main school building. The Arts Block extension would create around 1150sqm of new teaching space for ICT and Business Studies. It would feature a mixture of flat and pitched roofs with

various external finishes in a contemporary style including blue and beige brick and white render. The extension to the main block would create just over 1000sqm of teaching space for English, Maths and Science. This extension would feature a flat roof and would also be finished in blue and beige brick and white render. The works also include additional car (11) & cycle (30) parking; a re-graded playing field; and relocated running track. The extensions would facilitate an expansion from a 9 Form of Entry (FE) Secondary School to an 11FE secondary school (Published Admission Number (PAN) of 330).

- 8 An existing temporary modular classroom block located adjacent to the school's car park that was permitted last year would be removed following completion of these proposals.

CONSULTATIONS AND PUBLICITY

District Council

- 9 Reigate and Banstead Borough Council: No objection subject to the provision of suitable landscaping to offset stark appearance of proposed building and loss of trees.

Consultees (Statutory and Non-Statutory)

- 10 Thames Water: No objection subject to necessary consents being in place
- 11 County Highway Authority (Transportation Development Planning): No objection subject to conditions to secure mitigation through an updated CMP, STP and scheme of off-site parking restrictions
- 12 Local Lead Flood Authority (SCC Flood and Water Services Manager): No objection subject to condition requiring detailed drainage design
- 13 County Arboriculturalist: No objection subject to condition to safeguard retained trees and to require replanting
- 14 County Ecologist: No objection
- 15 County Landscape Architect: No objection
- 16 County Archaeologist: No objection
- 17 County Historic Buildings Officer: No objection

Parish/Town Council and Amenity Groups

- 18 Carlton Residents Association: Raised concerns relating to congestion and potential traffic issues. Questioned traffic and parking data within the TA data and suggested further mitigation such as parking restrictions on Carlton Road. Also queried the educational need and the overall

requirement of school places in the local area following the new free school permission.

Summary of publicity undertaken and key issues raised by public

19 The application was publicised by the posting of 3 site notices and an advert was placed in the local newspaper. A total of 201 owner / occupiers of neighbouring properties were directly notified by letter initially and a further 15 who had not been consulted earlier were notified later on 2nd June 2017. To date six letters of representation have been received. Of these, 4 formally object on various grounds with the other two not objecting but still raising some concerns. These are summarised below:

- Introduce better parking controls on surrounding roads;
- Reduce speed limits;
- Framework Travel Plan not robust enough;
- Concerns relating to construction traffic;
- Irresponsible parking by school users;
- Construction vehicle access and potential damage to highway;
- Noise and light pollution;
- Loud pupils creating a nuisance to some residents;
- Congestion on North Mead;
- Loss of privacy and visual intrusion;
- Some people not aware of public pre-app event.

Most of the issues above are addressed within the relevant sections of the report. Some points raised relate to school management issues and are not considered material planning matters.

PLANNING CONSIDERATIONS

- 20 The guidance on the determination of planning applications, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
- 21 In this case the statutory development plan for consideration of the application consists of the Reigate and Banstead Borough Local Plan: Core Strategy 2014 and Saved policies from the Reigate and Banstead Local Plan 2005.
- 22 In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
- 23 In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations include; impact on residential amenity; design and visual amenity; transportation considerations; surface water drainage; ecology; any impact on trees landscape, archaeology; and sustainable design and construction.

NEED FOR THE DEVELOPMENT

National Planning Policy Framework 2012

Chapter 8 – Promoting healthy communities

- 24 The NPPF highlights that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It continues by stating that local planning authorities should take a

proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. It states that local planning authorities should *inter alia* give great weight to the need to create, expand or alter schools.

- 25 St. Bede's School currently offers 270 places per year on an official 9 form of entry basis but since 2016, the school has also admitted an additional bulge class of 30 pupils meaning a total of 300 pupils have been admitted in both 2016 and 2017. This brings the total number of pupils at the school to 1719, including the sixth form. The proposed development at St Bede's School would increase the capacity from 9 to 11 forms of entry and an increased Published Admission Number (PAN) of 330. This would increase the total number pupils at the school to 1970, including sixth form with an effective increase of 251 pupils. The number of full time staff would increase from 142 to 150. The increased demand reflects a growing birth rate in the local area previously accommodated in the primary sector which is now beginning to transition into the secondary sector.
- 26 As a Borough, Reigate and Banstead is experiencing a significant increase in the demand for school places, reflecting both a significant rise in birth rate and increased house building and migration within the area. Births in the Borough in 2014 were 24.8% higher than births in 2002. A significant number of primary school places have been provided reflective of this demand and further growth is anticipated in the period up to 2022. In the secondary sector, it is expected a further 10-11 forms of entry will be required in the coming years.
- 27 Within Reigate & Redhill, there is presently provision for 843 places per year in Year 7, composed of the following:
- Royal Alexandra and Albert School (offering 113 Year 7 places per annum);
 - Reigate School (offering 250 Year 7 places per annum);
 - St. Bede's School (offering 270 Year 7 places per annum); and
 - The Warwick School (offering 180 Year 7 places per annum).
- For September 2017 intake, 923 on time first preferences have been expressed for this group of schools, equating to a shortfall in the supply of places, relative to demand. This is acutely felt at St. Bede's, where 365 first preference applications were received in 2017, thereby effectively making it 35% oversubscribed.
- 28 St Bede's has been rated as 'Good' by Ofsted and therefore fulfils national policy aspirations to expand high quality school provision where there is an identified need. Officers accept this need exists in the Redhill areas and that the proposed development is reasonable in relation to the proposed increase in capacity. A modular unit was permitted in 2016 on a temporary basis to accommodate an additional bulge class. The applicant has stated this would be removed on completion of the current proposals should they be permitted.
- 29 It should be noted there is an historic planning condition restricting pupil numbers on a previous planning permission granted by Reigate and Banstead Borough council to 1650. However, a recent permission for a temporary modular unit superseded this condition by allowing an increase in pupils beyond this capacity. The proposed expansion would obviously increase this again but Officers consider the need for additional increase has been adequately demonstrated above.
- 30 The Carlton Residents Association (CRA) submitted a representation highlighting a potential issue in relation to stated educational need. Further consultation with the Education Authority revealed this was a misunderstanding on CRAs part. They referred to meeting minutes from the Surrey County Council Schools Admission Forum in June last year which appeared to suggest that schools in the Redhill area would only need to be expanded should a proposed new free school at Merstham Park not be built. The

CRA are right to recognise that this free school development is to go ahead but the LEA clarified this with the following statement.

'The quoted section of the Admissions Forum Minutes from 17 June 2016 refer to the County Council's proposals for meeting pupil demand for the 2017/18 academic year. At the time, the issue at stake was whether the new 6FE Free School would be opened in September 2017 or September 2018 and the "alternative plan" of expanding The Warwick and St. Bede's referred specifically to the scenario in which the Free School was not opened in September 2017. This, in fact, did turn out to be the case and "bulge classes" have been offered at both The Warwick and St. Bede's for the 2017/18 academic year.

The long-term need in the Reigate & Redbridge (sic) area is for an additional 9FE (270 places) worth of provision to be delivered. The proposed strategy to meet this need incorporates the 6FE Free School (180 places); the 1FE expansion of The Warwick (30 places); and the 2FE expansion of St. Bede's (60 places). As such, the formal expansion of St. Bede's represents a core element of the County Council's strategy to meet pupil demand in the area and is required alongside (rather than in addition to) the new Free School, as well as the expansion of The Warwick.'

Officers are satisfied this explanation clarifies the point raised by the CRA and LEA's position in relation to need in the local area.

- 31 Officers consider that the applicant has demonstrated that there is a need for secondary school places within this area. The site is located within the urban area and there is space for the development to be accommodated on this site. As such, officers consider that the principle and the need for the development has been demonstrated and would accord with development plan policy in this regard.

URBAN OPEN LAND

Reigate and Banstead Borough Local Plan 2005

Policy Pc6 – Urban Open Land

Policy Cf2 – Design and Layout of Community Facilities

- 32 Policy Pc6 states that the loss of Urban Open Land as shown on the proposals map will normally be resisted. It states that proposals for ancillary buildings or replacements or extension of existing buildings within Urban Open Land will be considered against the appropriate design and layout, the contribution that the area of Urban Open Land makes to the character and visual amenity of the locality and to the functioning of any essential social, community or educational use. Policy Cf2 contains design and layout criteria for community facilities including schools. Criterion i.) requires that the best use is made of the physical characteristics of the site; criterion ii.) requires that development is of a scale and form which respects the general pattern of development in the area
- 33 The St Bede's School site is designated as Urban Open Land. It is characterised as two distinct sections, one situated to the north west and another to the south east, connected in the centre. The buildings and associated hard surfaced areas form the north western and central areas whilst the south eastern area is predominantly open green space apart from a sports hall and outdoor multi use games area which are located in the central area, close to the built form of the north western section. The proposed development includes extensions to existing school buildings and would not introduce any stand alone new build elements. The main elements of the proposed development would be located in the north western section which is considered appropriate in relation to the existing layout and the functionality of the school. The south eastern section would remain as open as it currently is apart from the relocated long jump area which would be positioned close to the boundary adjacent to the existing running track and would therefore not interrupt the openness. Officers consider the proposed layout has been designed to make best use of the existing school site. The overall character of the Urban Open Land

would not be affected whilst the proposed development would enhance the functionality of an educational use by responding to a justified need for additional school places. The proposed development is considered to be of an appropriate scale and Officers also consider the proposed built form would respect the existing built character of the school site. The proposed development comprises ancillary buildings which satisfy design and layout criteria for new community facilities. Officers therefore consider it compatible with Saved Local plan Policies Pc6 and Cf2 of the Reigate and Banstead Borough Local Plan 20005.

IMPACT ON RESIDENTIAL AMENITY

Reigate and Banstead Local Plan 2005

Policy Cf2: Design and Layout

- 34 Reigate and Banstead Local Plan 2005, Policy Cf2 ensures in order to maintain and enhance the natural and built environment of the Borough, all proposals for the development of community facilities will normally be required to be of a suitable scale and comprise a layout and design which does not adversely affect the amenities of adjoining properties.

Overshadowing / overbearing / overlooking

- 35 The proposed development consists of four separate extensions. Two of these are of a small scale and include a one storey extension to the existing dining hall and a one storey extension to a small section of the southern elevation facing Carlton Road. The dining hall extension would not have a direct adverse impact upon residential amenity by way of overshadowing, overbearing or overlooking partly because of its small scale and flat roof but mainly because its internal location between two larger sections of the main school building means it would not be noticeable from any external location. The extension to the southern elevation is also small scale and has a flat roof which reduces bulk and massing. The closest residential properties are located on the opposite side of the road at 73 & 75 Carlton Road. There is approximately 40m between the proposed extension and these residential properties. The school's south western boundary also features thick hedging approximately 2.5m in height which would help to reduce the visibility of the proposed extension and limit any adverse impacts on residential amenity.
- 36 The proposed extension to the existing Arts Block located in the north western section of the school site would extend the existing building from the north eastern elevation toward Gatton Park Road by some 20m. This would bring the building line closer to residential properties at 19 - 21 North Mead although the separation distance would still be around 45m and even greater where the applicant has proposed set backs on the north eastern elevation. The proposed extension would be part 3 storey, part 2 storey which helps to reduce bulk and would not be any greater in height than the existing Arts Block building with a maximum height of 10m. An existing car park and a grassed/shrubbed culvert area would remain in the intervening space between residential properties and the proposed new building reducing opportunity for overlooking. In addition to this, the school's north eastern boundary features vegetation such as hedging approximately 3m high and groups of trees varying in height between 10 and 15m providing robust screening, particularly in warmer months and further protecting the amenity of neighbours. Other residential properties are located north beyond Gatton Park Road or south west on Carlton Road but significant separation distances mean there would be no direct impact upon residential amenity to these properties.
- 37 The most significant element of the current proposals would be the 3 storey extension to the main school building. This would be located at the rear of the school buildings across from the existing main entrance. The proposals would be around 9m in height and the rear elevations of the closest residential properties are located approximately 43m north east at 26 – 28 North Mead. The extension would have a flat roof which would help to

reduce bulk and any potential overbearing effect. Like the proposed extension to the Arts Block, this element of the proposals is also separated by an existing intervening car park area and would benefit from the same robust screening, reducing opportunity for overlooking or loss of privacy. Representations were received from residents at 27, 29 and 30 North Mead in relation to potential amenity issues mainly because of the proximity of the proposed new extension to these properties. Officers acknowledge this extension would be clearly visible from the rear windows these properties but conclude that the separation distances involved; the proposed design and layout; and the features of the intervening spaces reduce this impact to less than significant.

- 38 The total site area is 5.8ha and the existing floorspace is approximately 14,000sqm. The overall floorspace of the proposed new extensions would total around 2,400sqm. Officers consider the scale of the proposed new build elements to be appropriate in relation to the surrounding school site. Other issues raised in relation to noise and transport are assessed in paragraphs 39-41 and 51-58, respectively.

Noise

- 39 Officers consider that the proposed development would involve three main forms of noise generation, firstly, the increase in the number of pupils at the site (intensity of use); secondly, the potential increase in car movements as a result of the expansion; and thirdly, construction noise. It is considered that the increase in intensity in the use of the site when viewed in context i.e. the site is an existing secondary school and any noise would be centred on certain parts of the day before and after school and during lunch and break times. As such, given the intermittent noise generation, reasonable separation distances and robust boundary treatment in the form of vegetation and fencing, it is considered that the proposal would not significantly add to noise levels and therefore not have a detrimental impact on the amenities of neighbouring properties by virtue of the increase in pupils. In addition, the relocation of the main school entrance to the front of the school building on Carlton Road would help to reduce the current level of activity at this part of the school site. The level of activity at the proposed new entrance area off Carlton Road would not significantly increase because a large proportion of pedestrians accessing the site currently approach from Carlton Road in any case and this would not greatly increase as a result of the proposed expansion.
- 40 With regards to noise generation from vehicles and in order to discourage the use of the private vehicle, the School Travel Plan submitted with the application suggests measures and targets in order to encourage other modes of transport i.e. walking, cycling etc. Officers therefore consider, given the requirements of the School Travel Plan, that any increase in private car usage could be managed so as not to result in a significant reduction in residential amenities by virtue of noise generation by car usage.
- 41 The noise during construction would be for a limited period and would be controlled by condition for works to only be undertaken during certain hours of the day. With these controls, officers do not consider that the proposal would adversely impact upon residential amenity in this regard.

Conclusion on Residential Amenity

- 42 Officers acknowledge there would be some adverse impact on residential amenity but consider that this impact would not be significant in terms of loss of light, loss of privacy or overbearing effect given the position and location of each new extension; the relatively small total amount of floorspace created in relation to the existing built form within the site; and the existing boundary treatments and separation distances to residential properties. Officers are aware that the increase in pupils will in turn increase the noise around certain times of the day; however, do not consider that this would result in a significant impact on residential amenity. The temporary noise impacts due to construction would be for a limited time and can be restricted via planning condition. Reasonable mitigation can be put in place via planning condition to reduce amenity

issues caused by an increase in traffic generation in the longer term. Given the above, Officers consider that the proposals are of a suitable scale and would have no significant adverse impact on residential amenity and would accord with Saved Local Plan Policy Cf2 of the Reigate and Banstead Local Plan 2005.

DESIGN AND VISUAL AMENITY

Reigate and Banstead Core Strategy 2014

Policy CS4: Valued townscapes and the historic environment

Reigate and Banstead Local Plan 2005

Policy Cf 2: Design and Layout

- 43 Reigate and Banstead Core Strategy 2014, Policy CS4 ensures development will respect, maintain and protect the character of the valued townscapes in the Borough. Proposals will be of a high quality design which takes direction from the existing character of the area.
- 44 The Reigate and Banstead Local Plan 2005, Policy Cf2 ensures in order to maintain and enhance the natural and built environment of the Borough, all proposals for the development of community facilities will normally be required to: - (i) make the best use of the physical characteristics of the site, views into and out of the site and aspect; existing trees, vegetation and other interesting features will be expected to be retained (ii) be of a scale and form which would respect the general pattern of development in the area (v) be designed to a high standard incorporating elevational treatments, roofscape and building materials, which complement the character of the area.
- 45 The existing school buildings vary considerably in style, scale and appearance mainly depending on when they were constructed. The older styles tend to be finished in facing brick whilst the most recent school buildings feature timber cladding or have interesting architectural shapes like the circular element to the existing arts block. The buildings vary in height between one and three storeys with some having flat roofs and other with varying degrees of pitched roof. The overall appearance gives a mixed character in terms of design and visual amenity.
- 46 The proposals consist of four separate new build elements, each varying in scale and appearance. The largest of these would be the proposed new teaching block adjoining the rear of the main school building. This would be a three storey classroom block extension approximately 9m in height. The building would have a flat roof which helps to reduce bulk. The north eastern elevation would feature rows of windows on each floor with the main access from an internal corridor. The south western elevation would only have a small number of windows on each floor and an emergency exit on the ground floor. The external appearance of the building would be completed in different styles including beige and blue brick finish on the ground floor elevations and white render with some blue brick infill between windows on the upper floor elevations. This new build element would be located internally within the site and therefore visibility from out with the school the site would be restricted by the site layout, existing structures and boundary vegetation. This element, whilst different from the existing development, complements it and maintains overall design quality of built development on the site.
- 47 The next most significant part of the current proposals would be the extension to the existing arts block located in the western corner of the southern section of the school site. This extension would be part two, part three storey with windows on all elevations and floors with an emergency access door on the eastern elevation. The massing is reduced by a variety of building heights of between 5-10m depending on the number floors and the sites topography; the use of setbacks; and a mixture of flat and pitched roofs. The external finishes of this block would match existing consisting of beige facing brickwork on lower floors, white render to mainly upper floors and blue facing brickwork throughout. The design of this element of the expansion is particularly important because

it is partially exposed to Gatton Park Road and the AONB beyond and therefore the potential for visual impact is greater. However, this impact is not considered to be significant because the proposed extension is located approximately 65m from the AONB boundary; boundary vegetation, trees and shrubbery help to restrict visibility; and the extension forms part of an existing built form. Further to this, the variety of building styles and architectural features are considered to positively contribute to the overall street scene and character of the school site. The County Landscape Architect was consulted on these proposals in relation to the visual impact on landscape. She agreed that suitable mitigation is proposed in terms of design and layout and raised no objection.

- 48 The other two new build elements being considered as part of these proposals are a small extension to the existing dining room and another small extension to the front of the main school building to create a new main entrance leading from Carlton Road. The extension to the dining room would face north west into the an internal courtyard area and would only be visible from a limited number of locations within the school site. This extension would extend approximately 3m from the existing building line, consist of one storey with a flat roof and be finished in beige facing brickwork to match existing. The northern elevation would be predominately glazed and a canopy will extend this section by a further 1.5m creating a covered external informal space. The new main entrance would be one storey with a flat roof and would wrap around the existing building line in an L shape extending outward by between 2-4m from the existing school building line. Double access doors with a small canopy above and two windows will feature on the southern elevation whilst further windows would be located on the western elevations. The external finish will consist of white render and beige facing brickwork. Both of these new extensions would be suitable in terms of design and visual appearance in relation to the existing site character.
- 49 Although not forming part of these proposals, other works to be undertaken also include the upgrading of the green field in the northern section of the school site in order to bring the playing fields back into use. This would include the relocation of the existing long jump facility currently located east of the existing MUGA's to south of the new playing field. Additional car parking will be created in the long jump's existing location. These additional elements are not considered to have a negative impact upon visual amenity and Officers consider they will improve the visual character of the site.
- 50 Officers consider that the proposed development would be of an acceptable design quality and would not have an adverse impact upon design or visual amenity of the existing site or surrounding area. The proposal has been designed to integrate with the existing school site and surrounding locality and views into and out of the school site would not be adversely impacted. In addition, the new extensions and the planned improvements to upgrade the playing fields are considered to maintain and enhance the natural and built environment of the school site. Therefore the proposals would accord with development plan policy in this regard.

TRANSPORTATION IMPACTS

National Planning Policy Framework 2012

Chapter 4 – Promoting Sustainable Transport

Reigate and Banstead Core Strategy 2014

Policy CS17: Travel options and accessibility

Reigate and Banstead Local Plan 2005

Policy Mo5 – Design of Roads within New Development

Policy Mo7 – Car Parking Strategy and Standards

- 51 Chapter 4, paragraph 32 of the NPPF states that development should only be refused on transportation grounds when the impact is assessed as severe. Policy CS17 ensures the Borough Council works with Surrey County Council, the Highways Agency, rail and bus operators, neighbouring local authorities and developers to: (3) facilitate sustainable

transport choices, by: promoting walking and cycling as the preferred travel option for shorter journeys, promote non-car travel, require the provision of travel plan and transport assessments for proposals which are likely to generate significant amounts of movement. Local Plan Policy Mo 5 in considering proposals for new development, the County and Borough Councils will seek to ensure that arrangement 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.

- 52 The proposed development at St Bede's School would increase the capacity from 9 to 11 forms of entry. The school has admitted 2 bulge classes in previous years so the current total number of pupils is around 1719 including sixth form. The proposed extension would bring the total number pupils at the school to 1970 including sixth form, an effective increase of 251 pupils. The number of full time staff would increase from 142 to 150.
- 53 St Bede's is a faith school and as such, has a wider catchment area with 65% of pupils travelling from beyond 2km. Although there is no dedicated school bus service, the school is served by multiple local bus services and Redhill Train Station is located within a mile. Officers consider there are good non-car options for travelling to/from the site. For pupils, this is reflected with a relatively low car modal share of around 32% with the remaining pupils either walking or using public transport/cycling/scooters. Given the scale of the proposals, the applicant has submitted a Transport Assessment in support of the application in order to measure any potential impact on the surrounding highway network. The greatest demand for legal on-street parking spaces in the immediate areas around the school was assessed to be in the afternoon peak between 1515 and 1529. At this point there would still be a total of 33 available parking spaces in the immediate area with a further 338 in wider area. Currently, there are a total of 143 marked and unmarked car parking spaces within the school site which accommodates staff, visitor and some pupil parking. The proposals include a new marked parking area accommodating 20 additional spaces along the southern boundary of the north western section of the school site. However, a number of marked spaces would be lost to make way for certain elements of the proposals and so the net gain would effectively be a provision of 11 new marked spaces. This is considered acceptable in relation to the proposed development because it is greater than the anticipated growth in full time staff (8).
- 54 Based on existing modal shares and not taking account of proposed mitigation measures (discussed later in paragraph 55), the total number of additional vehicles at peak-drop off between 0815 and 0830 would be 19 and these could be comfortably accommodated within the available on-street parking capacity . In afternoon peak, there would be 33 additional vehicles which, according to Transport Assessment data, would occupy all available spaces in the immediate area and is likely to create some parking stress during this period. These would be the maximum number of vehicles present at any one time during those periods. Officers consider this can be adequately mitigated by the implementation of a robust Travel Plan that strongly encourages pupils to make use of the many non-car modes of transport available at St Bede's. The Transport Assessment used existing pupil postcode data to model potential impacts on the nearby junctions of Carlton Road and Colemead Roads with the A23 London road and A242 Gatton Park Road; the junction most likely to be affected by the current proposals. During the busiest period an additional 29 vehicles would use this junction. This is not considered to have a material adverse impact o the surrounding highway because of the current level and nature of traffic at this location.

Mitigation

- 55 The applicant has proposed a number of mitigation measures to help reduce the impact of the proposed expansion. These include additional cycle parking, a preliminary construction management plan (CMP) and a framework school travel plan (STP). The

cycle parking proposed would increase the number of spaces from 50 to 80. The preliminary CMP proposes measures to reduce the impact from construction related traffic by avoiding peak times during the school day and peak periods on the main highway network to help avoid creating further congestion. The framework STP proposes measures, amongst others, such as road safety training; improving communication regarding inconsiderate parking; pupil projects to identify safe non-car routes to school; and ongoing promotion of participation in after school clubs and extra curriculum activities. Officers consider, subject to suitable conditions requiring the CMP and STP to be fully updated and thereafter implemented, the suggested highway mitigation measures would be adequate and proportionate to the proposed expansion.

Representations on Highway Grounds

- 56 The Carlton Residents Association (CRA) submitted a representation highlighting potential highways issues around the site. These have been addressed by the transport consultants:
- **New vehicle access from Gatton Park Road.** The applicant fully considered this and whilst the County Highway Authority concluded it may be possible in principle (subject to detailed assessment); it was considered not to be necessary or proportionate to level of development currently proposed, particularly if this access were only to be a temporary construction access when other suitable access points are available. There were also found to be complications in relation to land ownership and highway safety;
 - **Parking restrictions on Carlton Road.** CRA pointed out an error in relation to existing parking restrictions. The transport consultant acknowledged there was a minor mistake made but concluded this would not change the overall outcome of the assessment as enough on-street parking is available in the wider area and the STP would be effective in promoting 'park and stride' measures. In addition, the STP will be updated to take account for the additional pupils and staff attending the school for the proposed expansion;
 - **Proposed parking.** CRA raised a concern there may not be enough parking provided within the school site to cope with the increase in demand. The transport consultants reiterated data from their comprehensive assessment which indicates that a total number of 134 spaces is a sufficient level of parking when considering the existing % share of various transport modes such as car sharing and park and stride. The evidence suggests a total 127 spaces would be required following the expansion.
 - **Safety.** Highway safety was also raised as a potential issue with CRA suggesting there were major concerns on Carlton Road during peak periods. The accident data demonstrates there have been 10 accidents in the area within the last 3 years. However, the majority of these were on Gatton Park Road and were not as a result of school pick up/drop off. The transport consultant acknowledges congestion may give rise to potential incidents but concludes robust implementation of the STP including road safety training would address these concerns;
 - **New parking restrictions.** Another suggestion was to introduce additional parking restrictions on Carlton Road to help alleviate issues at peak drop-off and pick-up times. This has been given careful consideration by the County Planning Authority in consultation with the County Highway Authority and the local parking team. Following further investigation, these measures have been considered to be feasible and would help to provide further mitigation. Details of parking restrictions at suitable times on the north side of Carlton Road between Vandyke Close and St Bede's School can be secured via a suitably worded planning condition.
 - **Reducing the speed limit.** There has been no evidence of speeding on Carlton Road at peak times and therefore this was not deemed to be a necessary or proportionate to the proposed level of development;

- **Employing a traffic warden.** There is currently a County-wide shortfall of such positions. The peak periods for St Bede's school are considered to be too short and therefore not feasible for such a position.

57 A total of six other representations have been received from neighbours in the vicinity. All of these raised issues relating to traffic impacts. Most of these should be addressed through the suggested mitigation measures in order to reduce any adverse impact to an acceptable level. One representation was received in relation to the potential for construction related vehicles to damage the public highway. Any permission granted will include an informative reminding the applicant of their responsibility in this regard. Another representation also queried the robustness of the STP. At this stage, the submitted STP is only in framework format. A suitably worded planning condition will be included in any permission granted to ensure a full and up to date STP is submitted prior to occupation of the proposed new development. Residents on North Mead raised concerns in relation to congestion and inconsiderate parking at peak times outside their properties. The updated STP, once implemented, as well as the additional parking proposed within the site have the potential to reduce the impact of the proposed new development to an acceptable level.

Conclusion

58 Officers consider that the highways implications of the proposed development can be controlled through the use of planning conditions to ensure that the proposed measures to mitigate the impacts of an increase in traffic movements are implemented. The County Highway Authority was consulted on the proposals and raised no objection subject to the imposition of a number of planning conditions. These require the applicant to update and implement the preliminary CMP and Framework STP; provide the proposed additional vehicle and cycle parking; and restrict HGV movements to the site at peak times. The County Planning Authority agree with these conditions and acknowledge there may be some marginal impact on amenity from traffic but Officers do not consider that residual cumulative impacts of the proposed development will be severe. In view of the above, it is considered that this proposal is acceptable from a transportation perspective subject to conditions and that the provisions of the relevant planning policies can be achieved in this regard.

FLOOD RISK/SURFACE WATER DRAINAGE

National Planning Policy Framework 2012

Chapter 10 – Meeting the challenge of climate change, flooding and coastal change

Reigate and Banstead Local Plan: Core Strategy 2014

Policy CS10 – Sustainable Development

59 Para 103 of the NPPF requires that to minimise flood risk from surface water, priority should be given to the use of Sustainable Urban Drainage systems (SUDs). The Ministerial Statement of 18 December 2014 on SUDs requires that for major development, planning decisions ensure that SUDs are put in place for the management of runoff, unless demonstrated to be inappropriate. Core Strategy policy CS10 requires that flood risk be managed, inter alia, through the use of sustainable urban drainage (SUDS) and flood resistant/ resilient design features.

Flood Risk

60 According to Environment Agency flood maps, the school site is located in Flood Zone 1 which means it has a very low chance of flooding from the sea and main rivers (<0.1%). The majority of the site is also considered to be very low risk from surface water flooding although in small localised areas there is a high risk of surface water flooding. Most of the proposed new development does not occur within these areas apart from the extension to the dining hall. The finished floor level of the dining hall extension is

approximately 1m above the recommended 300mm and so would not be impacted should ponding occur during extreme storm events. The applicant submitted a Flood Risk Assessment as part of the supporting information that concluded the proposed development would not increase flood risk both on/off site. In addition, safe access/egress to and from school buildings would be possible during flood events.

- 61 The proposed development constitutes major development and therefore requires the applicant to provide a Sustainable Urban Drainage Strategy (SuDS). As per instruction from the Local Lead Flood Authority (LLFA), the applicant has completed the standard Surface Water Drainage Pro forma. This provides an analysis of the existing site conditions and the current drainage strategy in place at the school as well as proposals to deal with any increased impact on drainage following the proposed development.

Surface Water Drainage

- 62 The existing ground conditions mean infiltration is not possible and so all current drainage and planned SuDS proposals are designed with no infiltration capability. The existing site is considered to be positively drained and the nearest watercourse is located approximately 100m south of the school site. The site has two existing discharge points that connect to a 450mm dia. Thames Water surface water sewer where all surface water runoff currently drains. The site also contains surface water attenuation tanks.
- 63 The proposed SuDS scheme is subject to final design but would include measures to mitigate any increase in runoff by installing Geocellular storage tanks on-site in several key locations including at all areas proposed for new development as well as at the Tennis Courts in the south eastern section of the school site. The proposal also includes a further pond or storage tank adjacent to the proposed car park area to ensure a sufficient volume of storage would be provided. The strategy would contain a combined approach of online and offline attenuation, limiting discharge rates through orifice restrictions and hydrobrakes. Only the existing discharge points would be utilised and discharge rates would not be increased. Groundwater issues would be overcome by installing impermeable liners to prevent ingress of groundwater.

Conclusion on Flood Risk & Surface Water Drainage

- 64 The proposed development site is located in the lowest level of flood risk zone and only has a high risk of surface water flooding a very small part area which is overcome by because finished floor levels are significantly above the recommended levels. Officers are satisfied the proposed development would be designed to not increase flood risk both on/off the site and would also not increase discharge rates up to and including the 1% AEP + Climate Change event. The LLFA were consulted on these proposals and were satisfied surface water drainage could be adequately dealt with subject to suitable pre commencement planning conditions to secure a detailed design and ongoing maintenance arrangement. Thames Water were also consulted on the proposals and stated they had no overall objection but advised prior approval may be required from Thames Water in order discharge to their infrastructure. The applicant will be reminded of their responsibilities in this regard by including an informative to any permission granted. Officers conclude that subject to planning condition and detailed drainage design the proposed development would comply with national and local policy in this regard.

LANDSCAPE AND IMPACT ON TREES

Reigate and Banstead Core Strategy 2014

Policy CS2: Valued landscapes and the natural environment

Reigate and Banstead Local Plan 2005

Policy Pc 4: Tree Protection

- 65 Core Strategy 2014, Policy CS2 considers in allocation of land and/ or proposals for significant development, the Council and developers will be required to protect and enhance the borough's green fabric. Following criteria (f) site specific features which make a positive contribution to the green fabric and/ or a coherent green infrastructure network and will, as far as practicable, be retained and enhanced. Local Plan Policy Pc 4, requires that planning authorities will protect, conserve and enhance the tree cover in the Borough through the use of development control powers, its own resources where available, and by the making of Tree Preservation Orders. Furthermore the Borough Council will require compliance with the latest arboricultural and silvicultural standards in respect of any tree works or development near to trees.
- 66 The proposed development would result in the removal of several trees from within the site and several other trees could potentially be affected. The applicant has submitted an arboricultural assessment and method statement to assess any potential impact. This covered a total of 49 trees or hedges of which, 2 were category A (of high quality), 15 were category B (moderate quality) and 32 category C (low quality). There are 11 trees proposed to be removed as well as a small section of hedging on the north western boundary. Most of these are considered category C apart from 2 Ash trees considered to be category B. The trees proposed to be removed are no greater than 7m tall. They are mainly located at the rear of the southern section of the school site behind the main school buildings and public views of the trees are restricted by their relative immaturity & height, other boundary trees and intervening structures.
- 67 The applicant has proposed protecting the root protection areas of a number of trees and hedges located close to the proposed extension to the arts block and to the main block with protective fencing which can be secured via planning condition. The two category A trees are located in the south east corner of the southern section of the school site adjacent to the proposed new car parking area. It is also proposed to provide protective fencing to safeguard these trees.
- 68 Although Reigate and Banstead Borough Council raised no objection to the proposals, they did raise a concern in relation to the removal of the hedge on the north western boundary to make way for the Arts Block extension. In order to mitigate the loss of any trees or hedging, the applicant has proposed replanting in several locations throughout the southern section of the school site, surrounding the main school buildings. These would include replacement hedge planting on the north western boundary; 2 Norway Maples on north eastern boundary; 2 Red Oaks close to the south eastern boundary; and 2 Strawberry trees located in front the proposed new entrance. Two memorial trees currently located on the north western boundary will also be transplanted to new locations within close proximity to their current location.
- 69 Officers consider the proposed loss of trees and hedging would have only a small adverse impact to the character of the school site given the small number of trees to be removed in relation to the number of remaining trees as well as their relative immaturity. To mitigate this impact, the applicant has proposed that replacement tree planting and hedging will be undertaken and a condition is recommended to ensure this. Other trees affected by the proposals can be adequately protected during construction works and this can also be secured via planning condition. The County Arboriculturalist was consulted on these proposals and raised no objection and agreed that suitable protection measures and replanting should be secured via planning condition. Officers therefore consider that the proposal would accord with development plan policy in this regard and that the concern raised from the Reigate and Banstead Borough Council has been addressed.

IMPACT ON ECOLOGY

Reigate and Banstead Core Strategy 2014
Policy CS10: Sustainable development

Reigate and Banstead Local Plan 2005

Policy Pc 2G: Local Nature Conservation Interest

- 70 Core Strategy Policy CS10 ensures development will be designed reflecting the need to adapt to the impacts of climate change (for example impacts on ecology). Local Plan Policy Pc 2G ensures the retention and enhancement of sites and features, including trees, woodlands, hedgerows, ponds, ditches, streams and other forms of wildlife corridor which contribute to the local diversity and nature conservation interest of the area, will be considered in any development proposals. The damage or loss of these features will be resisted. Furthermore proposals that may affect sites valuable for nature conservation must include sufficient information to demonstrate their impact on the site's valuable features.
- 71 A Preliminary Ecological Appraisal and Phase 1 Habitat Assessment have been carried out to evaluate the site for habitats potentially suitable to support EU and UK protected species. The site supports 9 different types of habitats all of relatively low value. Species covered within the appraisal include badgers, bats, breeding bird habitats, dormice, great crested newts and reptiles. The appraisal found little potential for the site to support badgers, dormice or great crested newts. There was a small potential for the site to support reptiles in one particular grassed area in the northern section of the site but this was only minimal and in any case, the area will be unaffected by the proposed development. Of the existing buildings within the site, a small potential for bats exists in the roof of the main building through a gap in hanging tiles. However, no other evidence was found and in any case, this building will be unaffected by the proposed development. A number of trees are to be removed from within in the site that may have potential for nesting birds. The applicant will be reminded of their responsibilities in relation to nesting birds.
- 72 The County Ecologist has been consulted on the proposals. He agreed that further assessment for bats and reptiles would not be necessary given that the proposals would not have any adverse impact on potential habitat areas. He did point out the submitted Preliminary Ecological Appraisal and Phase 1 Habitat Assessment was dated 2015 and related to a previous proposal on the site. Following further correspondence with the applicant and submission of additional information and an updated Design and Access Statement, the County Ecologist was satisfied that all necessary ecological matters has been fully considered and raised no objection.
- 73 Officers consider following the outcome of the Preliminary Ecological Appraisal and Phase 1 Habitat Assessment, the site supports habitats that are mostly low value, with amenity grassland, hard standing and large brick buildings forming the most dominant features and therefore there is no likelihood of harm to protected species. As such officers are satisfied that the proposal would not result in adverse ecological impacts and would accord with development plan policy in this regard.

HERITAGE

Reigate and Banstead Local Plan: Core Strategy 2014

Policy CS4 – Valued Townscapes

- 74 Core Strategy Policy CS4 states that proposed development should be designed sensitively in order to respect the historic environment including heritage assets and their settings.
- 75 The development site does not contain any listed buildings or other heritage assets. However, Lower Gatton Park is a Grade II Registered Park and Garden and is located approximately 65m north of the site's north western boundary. The gardens form part of the Gatton Park Estate and were designed by Lancelot Capability Brown circa 1760s.

They are characterised by woodland, formal walks and a lake. The mansion house itself is also Grade II listed but is located at a considerable distance north east of the proposed development site and therefore there would be no impact from the current proposals.

- 76 The topography in this location means that Lower Gatton Park is in an elevated position and therefore views may be possible into the school site. However; the school site forms part of an established built up area and is well separated from Lower Gatton Park by intervening features such as Gatton Park Road, an existing allotment development and robust boundary vegetation. Any potential impact on the setting of Lower Gatton Park is considered to be negligible because the proposed development is contained within the established built up area. In addition, the intervening features described earlier would also significantly limit any potential views from Lower Gatton Park. The County Historic Buildings Officer was consulted on these proposals and raised no objection.
- 77 Officers consider the proposed development would not detract from or impact on the historic setting of Lower Gatton Park and that the proposals comply with local policy in this regard.

SUSTAINABLE CONSTRUCTION

Reigate and Banstead Local Plan: Core Strategy 2014 Policy CS11 – Sustainable Construction

- 78 Core Strategy Policy CS11 requires that relevant non-residential development of new or replacement buildings, or extensions to existing structures be to a minimum standard of BREEAM 'very good'. The development constitutes 'major development' under the definition contained in the General Development Management Procedure Order, and in those circumstances officers consider the proposal should be considered 'relevant non residential development' for the purposes of policy CS11.
- 79 A BREEAM pre-assessment was submitted with the application which showed that the development was capable of achieving a 'very good' rating ('very good' requires a rating of 55 -70%, and the assessment showed the proposal scoring 57.0%) .
- 80 The applicant has submitted a supplementary assessment demonstrating that credits gained under the assessment are applicable to the scheme. The applicant has demonstrated that the scheme can achieve a 'very good' rating through appropriate use of materials; reduction of heat gain and controlled solar glare south facing windows; and by using internal water fittings in order to reduce water consumption, amongst many other features as detailed within the BREEAM pre-assessment report dated 17 February 2017. A condition requiring submission of a post completion report can be imposed to secure this and Officers consider the proposals meet the provisions of local policy in this regard.

HUMAN RIGHTS IMPLICATIONS

- 81 The Human Rights Act Guidance for Interpretation, found at the end of this report, is expressly incorporated into this report and must be read in conjunction with the following paragraph.
- 82 In this case, the Officer's view is that while impacts on amenity caused by traffic movements at the start and end of the school day are acknowledged, the scale of such impacts are not considered sufficient to engage Article 8 or Article 1 of Protocol 1. Their impacts can be mitigated by conditions. Officers also consider that any impact on amenity caused by the proximity of some elements of proposal to residential properties has been mitigated as much as possible so that the impact has been reduced to an

acceptable level. As such, this proposal is not considered to interfere with any Convention right.

CONCLUSION

- 83 The applicant has provided robust evidence to demonstrate a justified need for new school places locally and great weight should be attached to this consideration. In order to grant planning permission, the Committee should be satisfied that no significant harm exists or cannot be mitigated by the imposition of conditions or the inclusion of other appropriate measures.

The scale, design and location of the proposed new extensions would not adversely impact on the design or visual amenity of the existing site and would integrate well within the surrounding area and would also have no adverse impact on the Urban Open Status. Much of the proposals would be partially screened from the street scene by vegetation or intervening structures. Given the reasonable separation distances between the building and the neighbouring dwellings, there would be no significant adverse impact on neighbouring properties as a result of the proposed development. Planning and Highways officers are satisfied that the submitted transport information is robust and that the proposed package of mitigation measures is a suitable and proportionate response to the potential traffic impacts identified. The applicant has provided suitable in principle proposals to adequately deal with flooding and drainage issues with detailed design secured through planning conditions. The loss of trees, subject to replanting would be acceptable and there would be no ecological impacts as a result of the development. The applicant has also fully considered any heritage issues and the proposed new buildings meet sustainable building design requirements.

- 84 Given the above, Officers considers that the proposal would be acceptable and would accord with the NPPF and policies in the Reigate and Banstead Local Plan: Core Strategy 2014 and the Reigate and Banstead Borough Local Plan 2005. As such it is officers view that the proposal should be granted subject to relevant conditions.

RECOMMENDATION

- 85 That pursuant to Regulation 3 of the Town and County Planning General Regulations 1992, application no. **RE17/00931/CON** be permitted subject to the following conditions.

Conditions:

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 in accordance with the following plans/drawings:

B17278AI/A/PL032 Proposed Main Block Ext 2nd floor dated 24/02/2017
 B17278AI/A/PL031 Proposed Main Block Ext 1st floor dated 24/02/2017
 B17278AI/A/PL030 Proposed Main Block Ext Gr floor dated 24/02/2017
 B17278AI/A/PL036 Proposed Main Block Ext EI 2 of 2 24/02/2017
 B17278AI/A/PL035 Proposed Main Block Ext EI 1 of 2 24/02/2017
 B17278AI/A/PL037 Proposed Main Block 3D visual dated 24/02/2017
 B17278AI/A/PL042 Rev 1 Proposed Arts Block Ext 2nd floor dated 24/03/2017
 B17278AI/A/PL041 Rev 1 Proposed Arts Block Ext 1st floor dated 24/03/2017
 B17278AI/A/PL040 Rev 1 Proposed Arts Block Ext Grd floor dated 24/03/2017
 B17278AI/A/PL045 Rev 1 Proposed Arts Block Ext Sh 1 of 2 dated 24/03/2017
 B17278AI/A/PL046 Rev 1 Proposed Arts Block Ext EI Sh 2 of 2 dated 24/03/2017
 B17278AI/A/PL047 Rev 1 Proposed Art Block 3D perspective dated 24/03/2017

B17278A/A/PL055 Proposed Entrance & Dining Ele 1 of 2 dated 17/03/2017
 B17278AI/A/PL050 Rev 3 Proposed Entrance & Dining Floor plan dated 17/03/2017
 B17278AI/A/PL056 Proposed Entrance & Dining EI 2 of 2 24/02/2017
 B17278AI/A/PL057 Proposed Entrance & Dining 3D Vis dated 24/02/2017
 B17278AI/A/PL005 Existing Site Block Plan dated 24/02/2017
 B17278AI/A/PL010 Rev 2 Proposed Site Block Plan Dated 01.03.17
 01-A Site Survey dated Jan 2017
 03-A Site Survey dated Jan 2017
 02-A Site Survey dated Jan 2017
 B17278AI/A/PL002 Site Aerial dated 2017
 B17278AI/A/PL015 Rev 1 Proposed Site Sections dated 24/03/2017
 B17278AI/A/PL020 Existing Lower Ground Floor dated 24/02/2017
 B17278AI/A/PL021 Existing Ground Floor Plan dated 24/02/2017
 B17278AI/A/PL022 Existing First Floor Plan dated 24/02/2017
 B17278AI/A/PL023 Existing Second Floor Plan dated 24/02/2017
 B17278AI/A/PL024 Existing Roof Plan dated 24/02/2017
 B17278AI/A/PL025 Rev 1 Proposed Lower Ground Floor dated 24/03/2017
 B17278AI/A/PL026 Rev 1 Proposed Ground Floor Plan dated 24/03/2017
 B17278AI/A/PL027 Rev 1 Proposed first floor plan dated 24/03/2017
 B17278AI/A/PL028 Rev 1 Proposed 2nd floor plan dated 24/03/2017
 B17278AI/A/PL029 Rev 1 Proposed Roof Plan dated 24/03/2017
 B17278AI/A/PL001 The location plan dated 2017

3. The development hereby permitted shall not be commenced unless an updated Construction Management Plan has been submitted to and approved by the County Planning Authority. The approved plan shall thereafter be implemented fully in accordance with the approved details.
4. During school term time, there shall be no HGV movements to or from the site between the hours of 08.00 and 09.00, 15.00 and 16.00 and 17.00 and 18.00 nor shall the applicant or their contractors permit HGVs to be parked up and waiting on Carlton Road, North Mead, South Mead, Carlton Green, Vandyke Close or Colesmead Road.
5. In carrying out the development hereby permitted, no construction activities including the use of mechanised plant or power tools shall take place except between the hours of 8.00 and 18.00 between Mondays and Fridays and between 8.00 and 13.00 on Saturdays. There shall be no working on Sundays or bank and public/national holidays.
6. The development hereby permitted shall not be occupied unless an updated School Travel Plan including provision for maintenance, monitoring and updating of the plan has been submitted to and approved by the County Planning Authority. The approved plan shall thereafter be implemented fully in accordance with the approved details.
7. The development hereby permitted shall not be occupied unless details to provide an additional 30 cycle spaces have been submitted to and approved by the County Planning Authority. The approved details shall thereafter be implemented fully in accordance with the approved details.
8. The development hereby permitted shall not be occupied unless and until the additional car parking spaces have been provided as generally shown on plan B17278AI/A/PL010 Proposed Site Block Plan dated 01 March 2017 and will thereafter be maintained for that use only.
9. The development hereby permitted shall not be occupied unless and until the applicant has secured the provision of a scheme to restrict car parking on the north side of Carlton Road between Vandyke Close and St Bede's School which has first been submitted to and approved in writing by the County Planning Authority and thereafter be carried out in full accordance with that scheme.

10. The development hereby permitted shall not be commenced unless details of the drainage layout have been submitted to and approved in writing by the County Planning Authority. The details shall include: location of all SuDS elements; pipe diameters; levels; long and cross sections of each SuDS element; off-site discharge rates; and details of any flow restrictions. Only the approved details shall be implemented.
11. The development hereby permitted shall not be commenced unless further details to demonstrate how SuDS will cater for system failure and exceedance events, both on and offsite, have been submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
12. The development hereby permitted shall not be commenced unless details of how SuDS will be protected and maintained during the construction of the development have been submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
13. The development hereby permitted shall not be commenced unless details of how SuDS will be maintained during the operational phase have been submitted to and approved in writing by the County Planning Authority. Only the approved details shall be implemented.
14. 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 to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.
15. The proposed development shall be carried out in strict accordance with section 9 of the Arboricultural report dated 02 March 2017 submitted with the application.
16. Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, the tree protective fencing shall be erected in accordance with drawing Tree Protection Plan (DWG: TPP02) within Appendix 3 of the Arboricultural report dated 02 March 2017 submitted with the application. The tree protective fencing shall remain in situ for the duration of the construction of the development hereby permitted. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.
17. Tree replanting shall be carried out, no later than in the first planting season after the first occupation of any part of the development, in accordance with drawing Tree Protection Plan (DWG: TP-02) within Appendix 4 of the Arboricultural report dated 02 March 2017 submitted with the application. Thereafter the new tree planting shall be maintained for a minimum period of five years. Such maintenance shall include the replacement of any tree 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.
18. No later than 6 months after the first occupation of the building hereby permitted, an assessment shall be carried out by an accredited person confirming that the development has achieved a standard of sustainable construction that would have achieved a BREEAM rating of 'very good', and the assessment shall be deposited with the County Planning Authority.

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 ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents 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.
4. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents 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.
5. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents 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.
6. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents 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.
7. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents 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 ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents 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.
9. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents 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.
10. To ensure that the SuDs hierarchy has been followed in accordance with the National Planning Practice Guidance, Flood Risk and Coastal Change. These requirements relate to the way the development is to be constructed therefore the details must be submitted and approved before the development commences.
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13. To ensure that the SuDs hierarchy has been followed in accordance with the National Planning Practice Guidance, Flood Risk and Coastal Change. These requirements relate to the way the development is to be constructed therefore the details must be submitted and approved before the development commences.
14. To ensure that the SuDs hierarchy has been followed in accordance with the National Planning Practice Guidance, Flood Risk and Coastal Change.
15. To ensure protection of the trees in accordance with Policy CS2: Valued landscapes and the natural environment of the Reigate and Banstead Core Strategy 2014
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17. To ensure protection of the trees in accordance with Policy CS2: Valued landscapes and the natural environment of the Reigate and Banstead Core Strategy 2014
18. To ensure the development achieves an appropriate standard of sustainable construction, pursuant to Policy CS11 of the Reigate and Banstead Core Strategy 2014.

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. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
3. In determining this application the County Planning Authority has worked positively and proactively with the applicant by: entering into pre-application discussions; scoping of the application; assessing the proposals against relevant Development Plan policies and the National Planning Policy Framework including its accompanying technical guidance and European Regulations providing feedback to the applicant where appropriate. Further, the County Planning Authority has: identified all material considerations; forwarded consultation responses to the applicant where necessary; considered representations from interested parties; liaised with consultees and the applicant to resolve identified issues; and determined the application within the timeframe agreed with the applicant. Issues of concern have been raised with the applicant including impacts of and on noise/traffic/heritage/flooding/landscape/ecology/visual impact and addressed through negotiation and acceptable amendments to the proposals. The applicant has also been given advance sight of the draft planning conditions.
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

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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](#)

[Planning Practice Guidance](#)

The Development Plan

Reigate and Banstead Local Plan: Core Strategy 2014

Reigate and Banstead Local Plan 2005

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