

Planning & Regulatory Committee 22 February 2023

Item No 7

## UPDATE SHEET

### SURREY COUNTY COUNCIL PROPOSAL RE22/01796/CON

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

#### **Land at Woodhatch Place, 11 Cockshot Hill, Woodhatch, Reigate, RE2 8EF**

**The erection of a part one, part two and part three storey building to provide a 5-form entry junior school, with two all-weather sports pitches, a MUGA pitch, a hard play area with netball court, and provision of car parking spaces and provision of a new internal access road with a new egress point on to Cockshot Hill, with associated hard and soft landscaping and off-site highways works.**

#### *Amending Documents (Since report published)*

E-mail from James Lacey dated 21 February with attached information in response to representations made on DfE pre-application advice on existing school site (documents attached to update sheet for information)

E-mail from James Lacey dated 21 February with attached results of air quality sensitivity test

E-mail from James Lacey date 21 February with attached amplifying information from the Executive Director of Children, Families and Lifelong Learning at Surrey County Council on Educational commitment to the proposal (see comments as added to the report in relation to paragraph

#### ***Additional key issues raised by public***

3 additional letters have been received raising objections to the proposal on grounds similar to those already set out above and addressed in the report but raising the following additional points:

- Documents obtained from a Freedom of Information request to the Department of Education have been submitted as a representation relating to pre-application discussions which took place with Reigate and Banstead Borough Council on the feasibility of the existing site for redevelopment. The objector considers this information clearly demonstrates that the existing site can accommodate a new school facility for 600 pupils and that there would be consequently little or no impact on Reigate Town Centre. He therefore questions why SCC decided to pursue an application for the development at Woodhatch Place (**Officer comment:** Document attached – letter from Strutt and Parker dated 17 July 2020 and Draft Heritage Impact Assessment. Also attached is the applicants reply to this representation (letter from James Lacey of Vail Williams dated 21 February 2023 and pre-application meeting minutes dated 9 October 2020).
- Additional comments in respect of the impact of the proposal on behalf of the occupiers of The Belvederes has been received (largely already addressed in the report) though an additional condition on ground stability is recommended.

**Paragraph 38 Add at end of paragraph** 'The applicants submitted further comments from the Executive Director of Children, Families and Lifelong Learning at Surrey County Council on 21<sup>st</sup>

February 2023 who states ‘I lead the Council’s work to ensure children are seen and heard, feel safe and can grow, and that people of all ages benefit from education. I hold professional responsibility for securing the provision of services which address the needs of all children and young people, including the most disadvantaged and vulnerable. I am responsible for local authority functions relating to the education and social care of children and young people and work in collaboration with other local partners to improve their outcomes and wellbeing. I write in support of this application, taking into consideration my responsibilities for children’s safeguarding and educational excellence in Surrey. Regrettably we know that RPJS’ existing building is not in a fit state to adequately meet the safeguarding standards we expect for all schools in Surrey and indeed nationally. The proposals today are not only a necessary step to ensure the school can operate safely, in premises that are fit for purpose, but also a fantastic opportunity for the whole school community to benefit from outstanding facilities now and in the future – from more spacious classrooms that are more conducive to learning, to flexible and inclusive spaces that better accommodate different needs, to secure and all-weather sports facilities that can be enjoyed for years to come. After 18 months of extensive consultation with school leaders, planning experts and the community, I am confident that the needs of our learners have been sufficiently reflected in the comprehensive design and development of these proposals’.

**Paragraph 157** Delete entire paragraph beginning ‘Post construction...’

**Paragraph 212** Officers can update that the applicant has now submitted a technical note with the results of the sensitivity test (21 February 2023). This has been sent to the Air Quality Consultant and any response received will be reported to the Committee.

## RECOMMENDATION

**Condition 10** Delete existing condition and insert the following:

*Within three months of the occupation of the development hereby permitted a review of parking demand/use at peak school drop off and pick up times on Broadhurst Gardens, Lime Close, Vogan Close, West Parade, Woodhatch Road, Hornbeam Road, Holy Road and Cockshot Hill shall be undertaken by the applicant. The review shall include an assessment of parking demand in each of the above roads carried out over at least a typical school week and if this impacts the free flow of traffic on those roads appropriate parking restrictions shall be proposed in agreement with the County Highway Authority, including the process for implementation (including advertisement) and timeframes for delivery.*

*The results of this review shall be submitted in writing to the County Planning Authority within four months of the occupation of the development hereby permitted. All agreed parking restrictions shall be implemented in accordance with the approved document.*

**Condition 11** Delete existing condition and insert the following:

*Prior to the commencement of the development hereby permitted a revised Construction and Environment Management Plan shall be submitted to and approved by the County Planning Authority. This can be based on the information submitted with the Construction and Environmental Method Statement (document ref 1138833-ISG-XX-XX-HS-MC-0002 rev P01) submitted with the application but should be expanded to include the following details:*

- 1. Details of deliveries and confirmation of no deliveries and collections to the site during the construction phase between 0800hrs and 0900hrs or after 1700hrs.*
- 2. Details of construction hours*
- 3. Details of specialist machinery to be used in construction on site with noise predictions, mitigation measures if required and hours of use*

4. *Details of the management of dust during construction*
5. *Details of the precautionary methods of working for all protected and non protected species and as recommended in the Ecological Impact Assessment rev P03 dated 26 July 2022 and Bat Survey Report rev P01 dated 20 September 2022 submitted with the application*
6. *Details of vegetation clearance in respect of nesting birds*
7. *Outline of details to ensure compliance with industry good practice and considerate contractor guidance during site establishment works e.g. prevention of surface and ground water pollution, and fugitive dust management, noise prevention or amelioration and lighting control to minimise the potential for environmental pollution*
8. *Assessment of impact/mitigation if appropriate in respect of Barnard's Sandpit SNCI*

*The development shall be implemented in accordance with the approved Construction And Environment Method Statement*

**Condition 12** Delete existing condition and insert the following:

*Prior to the commencement of the development hereby permitted a revised Full Construction Logistics Plan shall be submitted to and approved by the County Planning Authority. This should include details of:*

- a. *Arrangements for separating vehicular and pedestrian traffic.*
- b. *Parking for vehicles of site personnel, operatives and visitors.*
- c. *Loading and unloading of plant and materials.*
- d. *Storage of plant and materials.*
- e. *Programme of works (including measures for traffic management).*
- f. *Provision of boundary hoarding behind any visibility zones.*
- g. *Before and after construction condition surveys of the highway and a commitment to repair and reinstate*
- h. *Measures to prevent the deposit of materials on the highway*

*The development shall be implemented in accordance with the approved revised Full Construction Logistics Plan.*

**Condition 18** Delete existing condition and insert the following:

*Prior to the commencement of the development hereby permitted a detailed Arboricultural Method Statement shall be submitted to and approved by the County Planning Authority. This shall include the following details*

- *Reference to other relevant conditions of the planning consent*
- *Pre commencement meeting and site briefing*
- *Tree removal plan*
- *Order and phasing of operations*
- *Details of tree works (including the root pruning of trees T2, T17, T27, T33,*

*T35, T44 and T48 under the supervision of an arboriculturist)*

- *Tree protection fencing prior to commencement*
- *Ground protection*
- *Site storage and facilities*
- *Movement of people, plant and materials*
- *Enabling works*
- *Installation of new surfacing both hard and soft near retained trees*
- *Installation of new structures near retained trees*
- *Installation of new services including surface water retention tank and/or diversion of existing services*
- *Removal of tree protection measures*

*The development shall be implemented in accordance with the approved document.*

**Condition 19** Delete existing condition and insert the following:

*Prior to the installation of any external lighting on the site, including the lighting indicated on the submitted lighting plans Drawing refs 1138822-ACM-XX-00-DR-E-0401 rev P03, 1138822-ACM-XX-00-DR-E-0402 rev P03, 1138822-ACM-XX-00-DR-E-0403 rev P03 and 1138822-ACM-XX-00-DR-E-0404 rev P03, all titled Electrical Services External Lighting – Ground Level and dated 20 July 2022, and any temporary lighting required during construction, details shall be submitted to and approved by the County Planning Authority to demonstrate measures to reduce lighting spills on woodland and waterbodies habitat having regard to Bat Conservation Trust lighting guidance 2018 (and any subsequent updates). The development shall be implemented in accordance with the approved details.*

**Add new condition 33**

*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. This must demonstrate that the surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.*

**Reason:** *To ensure the Drainage System is designed to the National Non-Statutory Technical Standards for SuDS.*

**Add new condition 34**

*Prior to the commencement of the development hereby permitted a land stability risk assessment will be submitted to and approved by the County Planning Authority. This will contain information obtained from site investigations to enable an assessment of the risks to the development and include:*

- *an assessment of whether or not the site is likely to be threatened or affected by reasonably foreseeable slope instability originating outside the boundaries;*
- *an assessment of whether or not the proposed development is likely to result in slope instability and the extent to which it will affect either the development or nearby property; and*
- *details of the construction of the proposed building and mitigation measures to ensure that development will be safe and stable.*

*The development hereby permitted shall be implemented in accordance with the approved document.*

**Reason:** *In the interests of the amenities of neighbouring dwellings in accordance with Reigate and Banstead Local Plan Core Strategy 2014 Policy CS10 and Reigate and Banstead Local Plan Development Management Plan 2019 and Policy DES9*

This page is intentionally left blank