

To: Planning & Regulatory Committee

Date: 29 May 2024

By: Planning Development Manager

District(s) Tandridge

Electoral Division(s):

Lingfield

Lesley Steeds

Case Officer:

Janine Wright

Purpose: For Decision

Grid Ref: 538690 143375

Title: Surrey County Council Proposal TA2024/47

Summary Report

Site of Former Orchard Court Care Home, East Grinstead Road, Lingfield, Surrey, RH7 6ET

Outline application for the erection of part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, electric substation and associated parking. Appearance and landscaping reserved.

The application site is located in south-east Surrey, in the village of Lingfield. The site is owned by Surrey County Council and was previously occupied by a former care home (Orchard Court). The site fronts on to East Grinstead Road with the Doctor's surgery located to the north. The application site is enclosed with temporary hoarding and the previous building has been demolished

The application site is situated on the outskirts of the settlement with residential development to the west, Talbot Recreation Ground to the east, open countryside to the south and the village to the north.

The application is seeking outline approval for the erection of 54 self-contained extra care units of accommodation with associated facilities. Surrey County Council have submitted the application under Regulation 3 of the Town and Country Planning General Regulations (1992) and the planning considerations are principle of development, layout, scale and means of access. The detailed design (appearance) and landscaping are 'Reserved Matters' which would be submitted and accessed at a later stage.

Eleven letters of representation have been received. Eight letters of objection have been received and three letters of support. The representations are set out within the report (paragraphs 35 and 36) however, concerns have been raised in relation to the impact on the health service, parking provisions, height, scale and massing as well as harm to the character of the area.

Tandridge District Council have raised an objection to the proposal expressing concerns in relation to the scale, height, massing and design of the building. The District Council is supportive of the use, to provide much needed extra care accommodation.

Statutory and technical consultees have provided advice on the application and raised no objections, subject to the inclusion of planning conditions. The Lead Local Flood Authority (LLFA) has raised objection in relation to the level of submitted information, but has advised that their objection can be overcome through the inclusion of pre-commencement planning conditions, requiring the SuDS design and details to be provided prior to commencement of works.

Officers have fully assessed the application and are satisfied that a development of this scale and nature can be accommodated on the site, subject to the inclusion of planning conditions, without causing harm. The proposal therefore accords with the development plan policies.

The recommendation is to grant outline planning permission subject to planning conditions.

Application details

Applicant

SCC Property

Date application valid

11 January 2024

Period for Determination

11 April 2024 (extension of time 31 May 2024)

Amending Documents

Arboricultural Method Statement Rev 0 dated March 2024 (2067-KC-XX-YTREE-MethodStatement-Rev0)

Drawing Number 2067-KC-XX-YTREE-TTP01 Rev B Tree Protection Plan dated 13 March 2024;

Biodiversity Checklist Rev A dated February 2024 (Tandridge)

Email from Natural England Re Site Registration Form and Bat Earned Recognition Licence;

Memo on Noise comments dated 21 March 2024;

Email from Agent on Highway and Contamination Response dated 26 April 2024;

Statement on Extra Care housing and planning use classes dated 14 May 2024;

Additional Planning Report ref: 5221715-ATK-XX-XX-RP-T-00001 V2 dated 14 May 2024

Drawing Number 5221715-ATK-XX-00-DR-A-90112 Rev P04 dated 15 May 2024 – Proposed Ground Floor Plan

Drawing Number 5221715-ATK-XX-RF-DR-A-02103 Rev P05 dated 15 May 2024 - Proposed Site Plan

Drawing Number 5221715-ATK-XX-XX-DR-L-00001 Rev P05 dated 15 May 2024 - Landscape Proving Plan

Drawing Number 5221715-ATK-XX-XX-DR-T-00001 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 1

Drawing Number 5221715-ATK-XX-XX-DR-T-00002 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 2

Drawing Number 5221715-ATK-XX-XX-DR-T-00003 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 3

Drawing Number 5221715-ATK-XX-XX-DR-T-00004 Rev P01 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 4

Drawing number 5221715-ATK-XX-XX-DR-T-00009 Rev P02 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 5

Drawing number 5221715-ATK-XX-XX-DR-T-00005 Rev P02 dated 14 May 2024 - Vehicle Tracking Refuse Vehicle 1

Drawing number 5221715-ATK-XX-XX-DR-T-00006 Rev P02 dated 14 May 2024 - Vehicle Tracking Refuse Vehicle 2

Drawing number 5221715-ATK-XX-XX-DR-T-00007 Rev P02 dated 14 May 2024 - Vehicle Tracking Fire Tender 1

Drawing number 5221715-ATK-XX-XX-DR-T-00008 Rev P02 dated 14 May 2024 - Vehicle Tracking Fire Tender 2

Drawing number 5221715-ATK-XX-XX-DR-T-00009 Rev P02 dated 14 May 2024 - Vehicle Tracking Standard Design Vehicle 5

Drawing number 5221715-ATK-XX-XX-DR-T-00010 Rev P02 dated 14 May 2024 - Visibility Splay

Summary of Planning Issues

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

	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
Principle of Development and Need	Yes	44 - 63
Layout, Design and Character	Yes	64 – 85

Residential Amenity	Yes	86 – 100
Heritage	Yes	101- 126
Highways, Access and Parking	Yes, subject to planning conditions	127 - 142
Trees and Landscaping	Yes	143 - 156
Flood Risk and Drainage	Yes, subject to pre-commencement planning conditions	157 – 164
Sustainable Development	Yes	165 – 170
Ecology and Biodiversity Net Gain	Yes	171 – 186
Contamination	Yes, subject to planning conditions	187 – 191

Illustrative material

Aerial Photographs

Aerial 1 – Site location and surroundings

Aerial 2 – Site location

Site Plans

Plan 1 – Site location plan

Plan 2 – Indicative elevation plans

Plan 3 – Indicative layout of building

Plan 4 – Indicative landscape plan

Plan 5 - Comparison between existing and proposed built form

Site Photographs

Photograph 1 – view from South to North, along East Grinstead Road

Photograph 2 – street view showing the entrance along Drivers Mead (previous building shown)

Photograph 3 – street view showing the front of the application site (existing building and hedgerow showing the western elevation)

Photograph 4 – view from Talbot Road towards the recreation ground

Photograph 5 – view from Talbot Recreation Ground

Background

Site Description

1. The application site is located in the settlement of Lingfield, approximately 150m to the north of Lingfield village centre, which is also a Conservation Area. The site is 0.62ha and was previously occupied by a two storey care home (Orchard Court Care Home) built in the late 1960s providing accommodation for 63 elderly persons. The building has been partly demolished with full demolition taking place on 24 May 2024. The site is currently secured with hoarding.
2. The Lingfield Doctors Surgery lies to the north of the application site and Talbot Recreation Ground (TRG) is situated to the east. A floodlit multi-games area (MUGA) is located north-east of the site, within the recreation ground.
3. Open agricultural fields lie to the south of the site and a residential area comprising of a mixture of single storey and two storey semi-detached properties lie to the west. Mature trees (mixture of deciduous and evergreen species) bound the site along the eastern and southern boundaries with a mature hedgerow established along the western boundary fronting onto East Grinstead Road.
4. The existing access is to the north-west corner of the site along East Grinstead Road.

Planning History

5. The original care home (50 place care home for the elderly) was constructed in the late 1960s. In April 1999 planning permission, under reference TA/98/1261, was granted for an alteration to the existing building to provide 13 additional bedrooms.
 6. Prior approval for the demolition of the building was granted in December 2023 under reference TA/2023/1432.
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The proposal

7. Outline planning permission is being sought for the erection of a part 2 and 3 storey building (with additional basement) for extra care accommodation, comprising self-contained apartments, staff and communal facilities, and associated parking.
8. The building would contain approximately 54 self-contained apartments (shown as 54 x 1 bed (2 person) apartments including a 1 bed wheelchair apartment), with communal areas and staff provisions. The apartments would provide extra care housing provisions for up to 108 residents.
9. The apartments would be for the affordable rental sector, managed by a registered social housing provider, on behalf of Surrey County Council. All rents will be affordable for the tenants and will be set at a level which can be funded by Housing Benefit.
10. The proposed building would be “U” shaped with the two storey element fronting onto East Grinstead Road and a three storey element facing onto the recreational ground (eastern elevation). The northern side would link the two and three storey sections with a single storey section, indicatively shown as a flat roof, and the southern side would remain open. The communal areas include living, dining, therapy and activity rooms and would be located within the northern section of the building. The application is for outline consent and therefore the precise design of the building will not be considered at this stage, however, the indicative plans provided indicate that residential accommodation would be provided over three floors, with plant equipment located on the roof and within a small basement area, situated within the north-eastern wing.

11. The proposed building would be set back from East Grinstead Road and would be sited centrally within the plot, largely in the same location as the previous building. Existing vegetation and mature trees would be retained with additional planting proposed. The proposed western block (fronting onto East Grinstead Road) would measure approximately 57.8m (length) x 17.3m (width) and would have a maximum height of 10.3m. The proposed eastern block (fronting onto the recreational ground) would measure approximately 54.7m (length) x 17.3m (width) and would have a maximum height of 13.4m. The northern elevation (fronting onto Lingfield Doctors Surgery) would be 49.6m (length) and have a maximum height of 13.4m. The buildings would contain a series of parallel and perpendicular pitched roofs. The materials to be used in the external appearance of the building would be determined at 'Reserved Matters' stage.
12. The self-contained apartments would be approximately 55m² with the disabled apartment measuring approximately 58m². The first and second floors would include projecting balconies for private use. Two lifts are to be situated within each wing with two pairs of lifts serving the ground and first floors and one pair serving the second.
13. The existing vehicular access, located at the north-western corner, would be retained. The access would lead onto a parking area with 27 designated car parking bays (including two disabled bays) for residents and staff are proposed. All parking bays will be fitted with electric vehicle (EV) charging points.
14. Enhanced biodiversity is proposed within the site and non-native species are to be replaced with more appropriate planting. Hard and soft landscaping would be provided on site with a traditional orchard proposed in the centre of the building. The indicative landscaping plans show that the surrounding areas are to be planted with grassland and connected with paths.
15. The pedestrian crossing point along East Grinstead Road would be improved and would link the application site with the surrounding area, in particular the town centre.
16. The application site is located outside the designated Green Belt, however, the open countryside adjacent to the southern boundary falls within this designation.
17. The pending application is an **Outline Application**, which is seeking planning permission for a means of access, layout and scale. The appearance and landscaping are to be dealt with as a 'Reserved Matters' application which would be submitted for approval at a later date, subject to approval of this application.

Consultations and publicity

District Council

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| 18. | Tandridge District Council | Objection raised |
|-----|----------------------------|------------------|
- The intensity of the use has implications for scale and layout of the development which results in the building being unsympathetic to its surrounding. The spread of development dominates the site and it is at odds with the recreation ground to the east and public domain to the west and open countryside to the south where the landscaping and low-key built form provides an important transition from countryside to settlement.
 - Concerns raised with respect to impact on local health care services, if occupied to full capacity, there could be far more residents than have been the basis for the assessment of the proposal.
 - The harm and potential harm identified would clearly demonstrably outweigh the benefits of the proposal which have been considered.
 - Conflict with the policies that have been identified and the development plan as a whole.

- The identified harm clearly demonstrably outweighs the benefits of the proposal.

Officer’s comment:

The applicant has advised that the majority of the occupants would be local to the village and/or wider Tandridge District and may already be registered at the Doctor’s surgery. The care setting would be designed and operated to support older residents who would be unable to continue living in mainstream housing.

Although the residential units are capable of accommodating two occupants, the applicant has advised that the units would in most instances be occupied by a single person. The units have been designed to meet the standards for extra care housing which are set out within the Design Principles for extra care housing¹.

It is noted that the proposed development would be greater in height, mass and floor space when compared to the previous building. However, the facilities would be of a modern design and purpose built, providing much needed affordable extra care provision for local people. The issue of design will be addressed more fully in paragraphs 64-85 below.

Once constructed the development would provide employment and economic benefits to the Lingfield Village.

Consultees (Statutory and Non-Statutory)

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|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19. Tandridge District Environmental Health Officer
(contaminated land) | no objection, subject to planning conditions |
| 20. County Arboriculturalist | following the submission of additional information, including tree protection and arboricultural method statement, no objection is raised, subject to planning conditions |
| 21. County Archaeologist | no objection raised, the site has low potential for archaeological significance. |
| 22. Transport Development Planning | |
| 23. County Ecologist | Clarification was sought on the biodiversity net gain metric and ecology on site. The applicant has submitted supplementary information and subject to the inclusion of planning conditions no objections are raised. |
| 24. Environment Agency | no comment provided |
| 25. County Historic Buildings | no material impact on the special interest of the heritage assets. |
| 26. County Landscape Architect | no objection but concerns raised in relation to the close proximity of the building to the retained trees along the southern boundary. |

Officer comment:

¹[Design-Principles-For-Extra-Care-Housing-3rdEdition.pdf \(housinglin.org.uk\)](https://www.housinglin.org.uk/design-principles-for-extra-care-housing-3rd-edition.pdf)



The trees along the southern boundary of the site are an important feature which partly screens the development and provides valued habitats for birds, bats and other wildlife. Following discussions with the County Arboricultural Officer it has been established that the proposed development would not have an impact on the existing trees provided that appropriate tree protection measures are put in place during the construction works. Thereafter the trees would be maintained and pruned in accordance with a maintenance scheme, to be agreed with the applicant. The maintenance scheme can be agreed at the 'Reserved Matters' stage.

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| 27. Lead Local Flood Authority | insufficient information provided by the applicant, however, pre-commencement planning conditions would ensure that SuDS provisions are incorporated on site. |
| 28. County Noise Consultant | no objection, any adverse noise effects can be avoided through mitigation measures secured by planning conditions. |
| 29. County Air Quality Consultant | no objection, subject to planning conditions |
| 30. Southern Water | no objection, subject to an informative |
| 31. Sutton and East Surrey Water | no comments received |

Parish/Town Council and Amenity Groups

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| 32. Lingfield Parish Council | The principle of development is welcomed however the density and height of the development should be reduced. There is insufficient amenity space and parking provisions as wells as overlooking. |
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Summary of publicity undertaken and key issues raised by public

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| 33. The application was publicised by the posting of 4 site notices and an advert was placed in the local newspaper. A total of 142 owner/occupiers of neighbouring properties were directly notified by letter. |
| 34. A total of eleven letters of representation have been received. Eight objection and three letters of support have been received by the County Planning Authority in relation to this application. |
| 35. The following concerns have been raised within the letters of objection:- <ul style="list-style-type: none"> • Insufficient parking provisions on site resulting in overflow parking on the public highway • Impact on adjacent Conservation Area and Heritage Assets • Overdevelopment of site • Building height and design is out of character with the local area • Detrimental impact on views across the recreation grounds • Additional pressure on local services such as Lingfield Doctors Surgery • Loss of privacy and overlooking • Loss of light and overshadowing • Traffic generation • Out of character not in accordance with the Lingfield Village Design Statement |
| 36. The extra care and affordable housing provisions as well as the use of an existing brownfield site have been conveyed within the letter of support. |

37. Officers have considered all the letters of representation which have been submitted.

Planning considerations

Introduction

38. 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.
39. In this case the statutory development plan for consideration of the application consists of the Surrey Waste Local Plan Part 1 - policies and Part 2 - Sites, which together form the Surrey Waste Local Plan 2019-2033 (SWLP), the South East Plan 2009 (retained Policy NRM6 only) (SEP), Tandridge District Core Strategy 2008 (TDCS) and Tandridge Local Plan Part 2 – Detailed Policies 2014-2029 (TDLP), Lingfield Village Design Statement SPD (LVDS).
40. The emerging Tandridge Local Plan (2033) has been found unsound and has been withdrawn as such none of its policies should be given weight. Lingfield Parish Council are in the process of producing the Lingfield Neighbourhood Plan; public consultation took place between May and June 2023 and the responses are currently being evaluated. No weight has been attributed to the Lingfield Neighbourhood Plan as it is not sufficiently advanced.
41. The SWLP sets out how and where different types of waste will be managed within Surrey in the future, it also sets out the planning framework for the development of waste management facilities and is used in the determination of planning applications.
42. In considering this application, the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations. The main planning considerations are: principle of development, impact on the character of the area with particular reference to height, massing and design, impact on residential amenity and biodiversity net gain.
43. The following development plan policies and guidance are considered to be relevant to the proposal:

Tandridge District Core Strategy 2008 (TDCS)

- Policy CSP1 (Location of development)
- Policy CSP2 (Housing provision)
- Policy CSP4 (Affordable Housing)
- Policy CSP7 (Housing balance)
- Policy CSP8 (Extra Care Housing)
- Policy CSP14 (Sustainable Construction)
- Policy CSP15 (Environmental Quality)
- Policy CSP17 (Biodiversity)
- Policy CSP18 (Character and design)
- Policy CSP21 (Landscape and countryside)
- Policy CSP22 (The economy)

Tandridge Local Plan Part 2 – Detailed Policies 2014-2029 (TDLP)

- Policy DP1 (Sustainable development)
- Policy DP5 (Highway safety and design)

- Policy DP7 (General policy for new development)
- Policy DP11 (Development in large rural settlements)
- Policy DP18 (Community, sport and recreational facilities)
- Policy DP19 (Biodiversity, geological conservation and green infrastructure)
- Policy DP20 (Heritage assets)
- Policy DP22 (Minimising contamination, hazards and pollution)

Other policies or documents relevant are:

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance:

- Surrey Design Guide (2002)
- Open Space Strategy 2021-2025
- Trees and Soft Landscaping SPD (November 2017)
- Lingfield Village Design Statement

National Planning Policy and Guidance

- National Planning Policy Framework (NPPF) (2023)
- Planning Practice Guidance (PPG)
- Surrey County Council - Planning guidance for accommodation with care for older people (April 2024)

Principle of Development and Need

44. Paragraph 60 of the National Planning Policy Framework (2023) states that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area’s identified housing need as possible, including with an appropriate mix of housing types for the local community.”

45. Paragraph 63 further states that:

“Within this context of establishing need, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include affordable housing, older people (including those who require retirement housing, housing-with-care and care homes) and people with disabilities”.

46. Paragraph 11 of the NPPF states that there is a presumption in favour of sustainable development. Policy DP1 of the TDLP states “when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the NPPF.

47. The application site is located within the larger rural settlement of Lingfield and as such Policy DP11 of the TDLP is applicable. Policy DP11 of the TDLP allows for ‘partial or complete redevelopment of previously developed land, even if this goes beyond the definition of infilling’. The policy further states that ‘in all circumstances, infilling, redevelopment and other forms of development must be in character with the settlement, or that part of it and will be subject to any other relevant development plan policies’.

48. Policy CSP1 of the TDCS, sets out the strategic aims in terms of the location of development within the District. The policy states that ‘development appropriate to the needs of rural communities will be permitted in the larger rural settlements.....through infilling and on site allocations for affordable housing’. It also seeks to promote sustainable

patterns of travel and make the best use of land within existing built up areas. Policy CSP2 of the TDCS sets out the Council's approach to housing supply and states that provision for a net increase of at least 2500 dwelling will be made during the plan period 2006 – 2026.

49. Policy CSP4 of the TDCS states that a proportion of new dwellings built in the District will be affordable and available to people on lower incomes. The proposed development would be a Surrey County Council scheme providing a 100% affordable housing. It would assist in delivering the identified shortfall of affordable housing provisions within the District.
50. Policy CSP7 of the TDCS refers to housing balance and states that the Council will encourage housing provisions for elderly people, where appropriate.
51. Policy CSP8 of the TDCS supports the provision of extra care housing. The policy has regard to the need for each site to accommodate at least 50 Extra Care units; be sustainable by virtue of location and within defined settlements; priority for the re-use of previously developed land and the potential to co-locate a nursing/residential care home on the site where there is an acknowledged need. The Council will also work with partners, Surrey County Council, in identifying suitable sites and securing the provisions of schemes.
52. Although the Lingfield Neighbourhood Plan is in early preparation stages and as such cannot be given weight in the decision making process, it is noted that Regulation 14 Submission Draft of the Plan (consulted on in 2023) makes reference to the Orchard Court site in Section 8 (Housing Delivery and Sites Policies), stating that 'This would be an ideal location for specialist accessible affordable housing, to meet the Surrey Adult Social Care requirements for this kind of affordable housing'.
53. The County Council has produced "planning guidance for accommodation with care for older people" (April 2024). The guidance refers to housing (C2) within care settings and states that the following elements should be provide:-
 - support for older people with care and other needs;
 - support for independent living ensuring residents remain active;
 - support for residents to avoid admission into care homes as their needs increase;
 - provision of facilities for residents such as craft rooms, communal lounge and dining room;
 - provision of office space for secure record keeping;
 - alarm system to call for support in cases of emergencies;
 - best practice design standards, layout and accessibility in the overall design;
 - 24/7 on-site support to residents and emergency care response;
54. The application site is currently vacant, as the existing building was demolished earlier this year. The building which previously occupied the site was in a C2 use (care home) and as such a material change of use of the land is not proposed. The site has been identified, along with a number of other sites within the County, as being suitable for extra care housing. The site would deliver around 54 one bedroom extra care units and would meet the identified need within Tandridge District and assist in delivering the strategic housing targets during the plan period (2006-2026).
55. The proposal would provide much needed support for older people with care needs, enabling residents to live independently within their local community. Additional and/or more complex care needs would be available to residents should it be required. Communal facilities such as craft and therapy rooms, dining, lounge and kitchen areas would be provided, encouraging residents to participate in shared activities to promote health and wellbeing.

56. A bespoke care package, suitable to meet the residents' needs, would be delivered by care workers. Staff would be on-site 24/7 to ensure that care needs are met and emergencies responded to.
57. Surrey County Council's (SCC) Cabinet approved an Accommodation with Care and Support strategy on 16th July 2019. Underlying the strategy is the significant strain being experienced by the care and support system and the challenges being faced by an aging population and lack of specialist elderly people accommodation. The proposal would enable people to remain and be cared for in their communities as their needs increase.
58. 'Extra Care' is a term applied to housing for older people, often (but not exclusively) in the social rented sector, provided in self-contained units with access to care, support, domestic, social, community and other services. It has been identified by SCC that there is a great shortfall in the provision of extra care accommodation, particularly within the affordable rent sector.
59. The Accommodation with Care and Support (AwCS) seeks to address the shortfalls and expand the availability of extra care accommodation on suitable sites across the County. In doing so older people would be given the opportunity to live in settings where their needs can be met, lessening the need for people to move directly into higher dependency residential care. The AwCS strategy seeks to achieve a minimum of 25 extra care units per 1000 of Surrey's population over the age of 75 by 2030. The application site has been identified as being suitable to deliver extra care housing, meeting identified need within Tandridge District.
60. A statement of need has accompanied the application. Table 3.03 outlines the demand for the aging population of years 75+ and the total demand for extra care housing within Tandridge. It indicates that a demand of 91 extra care rental units would be required by 2035. Currently, the County Council is revising the calculations for future need of affordable rental extra care housing and the revised figures suggest that 122 units would be required by 2035.
61. At present there are no existing affordable extra care housing provisions within the Tandridge District Council area (regardless of tenure). The need for extra care housing has been identified within the housing strategy (2019-2023) and the application site would assist in meeting the needs within the local area.
62. The development of this site would result in affordable extra care housing provisions which would be in accordance with national and local development plan policies. It would seek to enhance the supply of housing in general, and specialist housing provisions for different groups within the wider community, in particular older people. The development would also align with the AwCS strategy and close the identified gap in the supply of affordable extra care housing provisions across the county.
63. Overall, the development would be located on previously developed land and the use would remain unchanged (C2). The new development would provide improved and modern facilities meeting the identified specialist housing provisions for elderly people, securing the well-being of current and future communities. The applicant has demonstrated that there is a need for the extra care provisions and as such the proposed development accords with the development plan policies, NPPF and planning guidance.

Layout, Design and Character

64. Section 12 of the NPPF seeks to achieve well-designed and beautiful places. Paragraph 135 states that:

'Planning policies and decision should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) area sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - (d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - (f) create places that are safe, inclusive accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder and the fear of crime do not undermine the quality of life or community cohesion and resilience.'
65. The National Design Guidance (2019) sets out the Government's priorities for design and states that the underlying purpose of design quality is to create well-designed and well-built places that benefit people at all stages of life (including elderly) and communities.
66. Policy DP7 of TDLP requires development to respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design. It should also maximise opportunities for linkages (through footpaths and cycle paths) to the surrounding area and local services.
67. Policy CSP18 of the TDCS requires new development to be of a high standard of design reflecting and respecting the character, setting and local context. Development must have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
68. Policy CSP21 of the TDCS states that the character and distinctiveness of the District's landscape and countryside will be protected and new development will be required to conserve and enhance the landscape character.
69. The application site is prominently located on one of the key approaches to the village. Open countryside is located to the south and east of the site and residential development is to the north and west. The land rises from the south to the north and is slightly elevated when viewed from the south. The application site is largely surrounded by trees and hedging along the western, eastern and southern boundaries, which partly obscure the views into the site.
70. The application site is an important feature when approaching Lingfield along East Grinstead Road (south) and represents the transition between countryside and settlement. The site is within the Low Weald National Character Area (LWNCA) and the Low Weald Farmland Landscape Character Area ((WF3) LWFLA) is adjacent to the site along the southern and eastern boundaries (and includes Talbot Recreational Ground).
71. The Landscape Character guidance for the Low Weald Farmland Landscape recommends that built development conserves and enhances the landscape setting to villages and edges of settlements; hedgerows and open areas should link to the existing networks; local characteristics should be respected through high quality design and use of local pattern and building materials; lighting should respect rural locations (dark skies) and biodiversity.

72. The Lingfield Village Design Statement (LVDS) provides design guidance to ensure that new development incorporates the characteristics of the existing settlement. It states that materials for new buildings should harmonise with existing, be sympathetic in scale, style. Materials should match those in the locality and there should be a mixture of residential development including affordable homes for local people. The guidance further states that mature trees should be retained and native species planted with paths linking new developments to other paths and roads, off street parking should be avoided and large expanses of uninterrupted hard surfaces should be avoided. Planting schemes should be incorporated to ensure the development integrates with the rural character of the village.
73. The proposed development is for outline consent, with layout, scale and the access being considered at this stage. The external appearance of the building, for example the position of windows, balconies, materials and hard and soft landscaping are to be considered at the 'reserved matters' stage.
74. Layout is defined in the National Planning Practice Guidance (NPPG) as 'the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.' 'Scale' is defined as 'height, width and length of each building proposed within the development in relation to the surroundings'. Whilst the landscaping would form part of the reserved matters application, the spaces it would occupy would form part of the 'layout' and can be assessed accordingly.
75. 'Access' is defined as 'the accessibility to and within the site, for vehicles, cyclists and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network'. The access is for consideration at this stage and would include the routes (vehicular and pedestrian) and car parking provisions.
76. In terms of layout, the proposed development would have a 'U' shaped footprint set around a central courtyard and open on its southern side. The two storey wing (western elevation) would front onto East Grinstead Road with the three storey wing (eastern elevation) fronting onto the Talbot Recreational Ground. The north side would link the two and three storey sections with a single storey section, indicatively shown as having a flat roof. The building would be situated centrally within the site and the access and car parking area would be located on the north-western corner of the site, as per the existing. The built form differs from the previous building, however, it would occupy a similar footprint. The site would be landscaped with a mixture of grasses and native planting species with hard surface areas designed to enabling easy access to the communal areas.
77. The proposal would be designed and built to HousingLIN standards and HAPPI² principles with the units exceeding the space standards and meeting building regulations approval. It would also meet the standards set out within the SCC planning guidance "for accommodation with care for older people".
78. In terms of scale, part of the building would be three storeys in height (along the eastern elevation) with a two storey section along the western elevation. Plant equipment would be located on the rooftop (within the overall roof parameters) and a basement area along the north-eastern elevation will house additional plant equipment. The building would comprise of pitched roofs reflecting neighbouring buildings and achieving a sense of harmony in the street scene, in line with the LVDS guidance. The elevation and layout drawings submitted with the application are indicative and have been submitted to demonstrate how the development may look once it has been completed. The final design and layout of the building may be subject to change and would be fully assessed at the 'Reserved Matters' stage.

² [HAPPI - Design - Topics - Resources - Housing LIN](#)

79. The application site was previously occupied by a care home (Orchard Court Care Home) which was built in the 1960s with additional rooms added in 1999. Overall, the building contained 63 bedrooms with shared communal facilities. The original building was set within the centre of the site and landscaped. It was two storeys in height configured in the formation of an elongated cross and was partly screened by mature trees and hedgerow.
80. Section 11 of the NPPF (making effective use of land) encourages the effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Paragraph 124(c) refers to planning policies and decision stating that substantial weight should be given to the value of using suitable brownfield land within settlements for homes and other identified needs, supporting appropriate opportunities to remedy derelict and degraded land. The application site is regarded as brownfield land and the previous building was not considered suitable to meet the modern requirements of an extra care facility. The land was identified as being within the settlement boundary and suitable for extra care accommodation for which a need has been identified. The proposal would allow for previously development land to be developed into modern, affordable extra care housing provision and as such substantial weight should be given to this proposal.
81. The site is located within a prominent location on one of the key approaches into the village and signals a defined change from open countryside to settlement. The previous street scene images show the care home was visible along East Grinstead Road (western elevation) as well as the Talbot Recreation Ground (eastern elevation), however, it was only partially visible from the south, approaching the village.
82. The proposed development would have a larger scale and mass when compared to the previous building, largely due to its height. Although the immediate and surrounding buildings are not three storeys in height, properties along Talbot Road, north-west of the application site and leading to the recreation ground, are three storey terraced properties with dormer windows facing onto the highway. This is also three storey development on the north side of the High Street and in developments to the north side of Town Hill (Forge Close and Little Stanford Close). Concerns have been raised regarding the built form and the public views from the recreation ground, however, officers consider that the boundary treatments and enhanced landscaping would ensure that the built form, along this elevation, would not dominate the site nor create an urbansing impact on the adjacent open landscape.
83. The development seeks to meet a need for modern, purpose built affordable housing provisions for the elderly and to achieve this it is critical that the layout supports the functional use of the building. An increase in the height of the building would allow for a greater density, supporting and according with paragraph 124(c) of the NPPF. It would also enable safe, inclusive and accessible places which promote health and well-being as set out in paragraph 135(f) of the NPPF.
84. The proposed building would continue to be visible from outside of the application site particularly along East Grinstead Road and Talbot Recreation Grounds, however, improved landscaping and biodiversity provisions would provide screening.
85. It is considered that substantial weight should be given to the use of the site for extra care provisions. The density of the site would allow for much needed affordable units of extra care accommodation making efficient use of the land and safeguarding the character of the area. The proposal would integrate into the surrounding area through improved landscaping and the use of external materials creating a well-designed fit for purpose development. The proposal is therefore considered to accord with the development plan policies and NPPF.

Residential Amenity

86. Paragraph 191 of the NPPF states that:

'planning policies and decision should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impact that could arise from the development. In doing so they should:

- (a) Mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and quality of life.
 - (b) Identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and
 - (c) Limit the impact on light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
87. Policies CS18 of the TDCS and Policy DP7 of the TDLP require that new development does not harm the neighbouring residential amenities by virtue of overlooking, overshadowing, visual intrusion, noise and traffic. Points 6-9 of Policy DP7 seeks to safeguard amenity and states that a minimum distance of 22m is applied to new development proposals. Both policies reflect the guidance set out within paragraph 135 of the NPPF, which seeks to promote health and well-being, with a high standard of amenity for existing and future users.
88. The closest residential properties are situated along Drivers Mead (no's 1 and 82), with their side elevations and gardens facing onto East Grinstead Road. The properties are set back from the road front behind established grass verges and mature trees, which provide partial screening.
89. There is a separation distance of approximately 35m between the neighbouring properties (no's 1 and 82 Drivers Mead) and the proposed two storey elevation, fronting onto East Grinstead Road. Due to the separation distance, orientation of the building, existing screening and a reduction in the height of the building (two storeys) on this elevation, no significant harm to the neighbouring residential amenities has been identified.
90. The proposed three storey elevation would front onto Talbot Recreation Ground with the nearest residential properties located to the north-east, along Talbot Road. The proposed building would be approximately 45m from the boundaries of no's 7 and 8 (Cardium). Due to the orientation of the proposed building, existing and proposed landscaping and the separation distance no significant harm to the neighbouring residential amenities has been identified.

Noise

91. An Acoustic Assessment (AA) (ref: 5221715-ATK-XX-XX-RP-Y-0003 Rev 2 dated 12th December 2023) has been submitted in support of the application.
92. It is acknowledged that there would be a noise impact, as a result of the construction works, on the residential amenities of nearby occupants. The AA assessed noise levels at representative locations on the proposed building façade and outside the closest noise sensitive receptors (neighbouring surgery and residential properties). The main source of noise, identified within the survey related to traffic on East Grinstead Road and approaching aircrafts landing at Gatwick Airport. The assessment also identified that plant equipment, located on the roof, could cause some disturbances although this could be mitigated through acoustic screening, use of standard equipment and noise control measures.
93. Overall it is considered that noise levels, from the construction and operational phases, are not expected to cause harm to the amenities of neighbouring properties and/or future occupants of the development.

94. The County Noise consultant has reviewed the submitted documentation and has raised no objections to the proposal, subject to the inclusion of planning conditions to restrict the hours of construction works and limit operational noise levels.

Air Quality

95. The applicant has submitted an Air Quality Statement ((AQS)(ref: 5221715-AK-XX-XX-RP-AQ-00001 dated 12 December 2023) in support of the application. The application site is not located within an Air Quality Management Area (AQMA) (the nearest AQMA is situated 9km from the site), and is located approximately 4.2km from the major road network (A22).
96. The application site is located on the outskirts of Lingfield within a suburban setting and is predominately surrounded by residential development and open countryside. The main source of air pollutants in the vicinity are considered to be road traffic from East Grinstead Road and domestic boilers.
97. The AQS concludes that the local air quality surrounding the application site is good and the extra care accommodation would not have a significant impact on the air quality within the surrounding area. It is acknowledged that the construction activities may have a temporary and short-term impact on nearby residential occupants, particularly in relation to dust. Any additional traffic generation, as a result of the proposed development, is unlikely to have a significant impact on the existing air quality.
98. The County Air Quality consultant (CAQ) has reviewed the submitted information and advised that a dust management plan (DMP) should be submitted, to mitigate any harm on local residents. The DMP can be secured via a pre-commencement planning condition.
99. With regards to future occupants, it is noted that an existing multi-use games area (MUGA) is situated adjacent to the site, within the Talbot Road recreation grounds. Tandridge District Council have raised concerns that the use of the MUGA could cause noise and light disturbances to the occupants. Officers note that the previous building extended towards the north-eastern corner of the site in a similar manner to the proposed building. The indicative plan submitted by the applicant (ref: 5221715-ATK-XX-00-DR-A-90112 Rev P3), suggest that the accommodation nearest to the MUGA is intended to be used as a refuse store and staff rest/changing room and would therefore be ancillary rather than residential accommodation. The Tandridge District Environmental Health Officer has raised no noise or lighting objections in respect of the MUGA and as such officers have concluded that no harm would be caused to the amenities of the occupants.
100. Overall the proposal is not considered to have a harmful impact on the nearby residential properties nor would it cause harm to the occupiers. The proposal would comply with the development plan policies and NPPF.

Heritage Assets

101. Sections 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990 states that special regard must be had to the historic environment and the character and appearance of the conservation area as well as the setting of nearby listed buildings.
102. One of the core principles of the NPPF is that heritage assets should be conserved in a manner appropriate to their significance. Paragraphs 200-204 sets out the framework for decision making in relation to heritage assets. Paragraph 201 set out that 'Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including development affecting the setting of a heritage asset), taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset,

to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

103. Paragraph 205 of the NPPF further states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).
104. Paragraph 212 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting and make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
105. Policy DP20 of the TDCS states that "there will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. In all cases the applicant will be expected to demonstrate that all reasonable efforts have been made to sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and where relevant the works are the minimum necessary to meet other legislative requirements". Part (c) further states that "the granting of permission or consent will require that the works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form bulk, height, character and features) and materials (colour and texture)", and part (C2) states "in the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate".
106. In accordance with paragraph 201 of the NPPF, the applicant has submitted a Heritage Assessment (HA). The HA has identified one Scheduled Monument, nine listed buildings (including seven Grade I, one Grade II and one Grade II*) and the Lingfield Conservation Area. These heritage assets are within 250m of the application site.
107. There are no known heritage assets within the application site and the proposal would not result in the alteration or demolition of a listed building. Therefore it is appropriate to assess whether the proposed development would harm the setting of the heritage assets identified and/or their significance.
108. The Lingfield Conservation Area is located north of the application site, beyond the Lingfield Doctors Surgery. The Conservation Area consists of Lingfield Village, which forms part of three historic settlements namely Gun Pond, Old Town and New Place. The settlement of Gun Pond consists of a mixture of high-status houses and smaller cottages set around an important junction in the local road network. Lingfield Station opened in 1884 and enabled development in the High Street area and shifted the commercial centre of the village from the Old Town area towards Gun Pond. The area is characterised by a variety of architectural styles from vernacular buildings, the Jacobean influence of New Place and high-quality brick buildings of Victorian architecture. Materials are characterised by red brick, Horsham Stone, Clay tiles and timber frames.
109. The Conservation Area derives its significance from the historic buildings and architecture and the identified heritage assets and their significance are detailed below:-
- Village Cage and St Peter's Cross (Scheduled Monument), Plaistow Street*
110. The cross was first constructed in 1437 and the cage, used as a village gaol, was added in late 1773. The cross was purpose-built indicating the boundary between Puttenden Manor and Billeshurst Manor. The gaol was used to secure prisoners accused of petty theft

in the locality until they were brought to the local magistrate. The gaol is located next to the historic landmark Gun Pond and is approximately 220m north of the application site.

111. The significance of the gaol is defined as being part of a group of historic core buildings around Gun Pond, and as one of the oldest structures it carries high historic significance.
112. The proposed development would not be visible from the scheduled monument due to the location of the development and surrounding built form. As such officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Magnus Deo House, Plaistow Street (Grade II Listed Building)*

113. Magnus Deo House is a former farmhouse dating to the 17th century with some 18th century additions to the rear of the building. It is a two storey timber framed structure with a white-washed brick ground floor and porch. Red-clay tiles are hung from the first floor in a fish-scale pattern and it has a pitched roof. The building is located across from Gun Pond and is centrally located within Lingfield, approximately 200m north of the application site.
114. The significance of the building is defined in its early construction and historic location in the village and previous use as a farmhouse. The architectural merit is significant due to its high level of craftsmanship.
115. The proposed development would not be visible from Magnus Deo House due to the location of the building and the surrounding built form. As such officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Cordreys Barn (Parish Barn), East Grinstead Road (Grade II Listed Building)

116. Cordreys Barn is a late 15th century barn surrounding Gun Pond. The structure was reroofed in the 18th century and restored in 1972. The timber framed barn with rendered infill and concrete tiled half-hipped roof is now used as a store, workshop and Parish hall. It is less visible from East Grinstead Road due to the existing built form. The application site is located approximately 150m to the north of the barn and the visual relationship between the barn and the application site are obscured. The use of the barn is significant to understanding the primarily agricultural trade of the medieval village and this holds a group significance with surrounding farmhouses, such as Magnus Deo.
117. The proposed development would not be visible from Cordreys Barn due to the surrounding built form and location on East Grinstead Road. As such officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Drivers Cottage, East Grinstead Road (Grade II Listed Building)

118. Drivers Cottage is located 100m to the north-west of the application site, along East Grinstead Road. The significance of the building lies in its appearance as historic medieval hall house, showing origins of the village in the 15th century. The setting is largely influenced by the Victorian village character of the Conservation Area.
119. The proposed development would be partly visible from Drivers Cottage due to the surrounding built form and foliage as well as its location along East Grinstead Road. Officers are of the opinion that the harm caused by the proposed development would be less than substantial.

Lingfield War Memorial, corner of East Grinstead and High Street (Grade II Listed Building)

120. The Lingfield War Memorial is in commemoration of 59 members of the local community who lost their lives in the First World War. The memorial was built in 1922 and restored in 1949 and rebuilt and re-dedicated in 1981. The memorial stands in front of the

historic Gun Pond, at the junction of East Grinstead Road and High Street. The significance of the war memorial is tied to its commemoration of lives of local people and their sacrifices. It holds high group value due to its location with the surrounding buildings including the village gaol and barn.

121. The proposed development would not be visible from the High Street/East Grinstead Road due to surrounding built form. Officers are of the opinion that harm caused by the proposed development would be less than substantial.

Lingfield Conservation Area

122. The proposed development would comprise of part 2 storey (western elevation) and part 3 storey (eastern elevation) U-shape structure. The indicative plans, submitted with the application, show that the built form would be larger than the previous building and would be positioned closer to the boundaries, partly visible from the southern approach into the village centre (from East Grinstead Road). Although the building would be larger it has been 'broken up' into two separate structures reducing the massing along the western wing which fronts onto the highway. The eastern wing has been positioned further back into the plot and although it is large the proposed pitched roof appears to be more sympathetic to the character of the Conservation Area. The applicant has engaged in pre-application discussions with the planning team and the historic buildings officer. The original design, proposed at pre-application stage, has been revised to ensure that the massing and visual impacts are minimised.

123. It is noted that the application site is located within a prominent location when approaching the village centre from the south. The indicative plans show that the trees, along the southern boundary, would be retained and that additional planting has been proposed along this boundary. The enhancement of planting along this boundary would present an opportunity to better reveal the significance of the heritage asset and would accord with paragraph 212 of the NPPF.

124. The County Historic Buildings Officer (CHO) has carefully considered the proposal and the impacts it would have on the surrounding heritage assets and considered that the 'breaking up' of the structures' massing and the proposed pitched roof would be more sympathetic to the character and appearance of the Conservation Area when compared to the previous building. The officer is of the opinion that, subject to 'Reserved Matters' the scheme would not result in harm to the character and appearance of the Conservation Area and as such it is considered that it would not detract from the setting of Drivers Cottages or the Victorian village setting.

125. The application has been assessed in accordance with paragraphs 201 and 205 of the NPPF and no material impact on the special interest of the heritage assets have been found. The proposal presents an opportunity, at Reserved Matters stage, for the site to be enhanced or better reveal the significance of the Conservation Area through landscaping. The proposal is considered to accord with the development plan policies and the NPPF.

126. With regard to archaeology, pre-application discussions were held between the applicant and the County Archaeologist (CA). An archaeological desk based assessment was submitted to the CA and trial trench evaluations conducted in accordance with the defined methodology. No findings or features of archaeological interest have been recorded and the CA requires no further archaeological work in respect of the development site.

Highways, Access and Parking

127. Paragraph 114 of the National Planning Policy Framework (2023) states:

'In assessing sites that may be allocated for development in plans, or specific applications for development, it should ensure that:

(b) safe and suitable access to the site can be achieved for all users;

(c) the design of streets, parking areas, other transport elements and content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and

(d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.'

128. Paragraph 115 further states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

129. Paragraph 116 (a) states that:

'Within this context, applications for development should:-

- (a) give priority first to pedestrians and cycle movements, both within the scheme and with neighbouring areas; and second so far as possible facilitate access to high quality public transport with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- (b) address the needs of people with disabilities and reduce mobility in relation to all modes of transport;
- (c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter and respond to local character and design standards;
- (d) allows for the efficient delivery of goods, and access by service and emergency vehicles in safe, assessable and convenient locations;
- (e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.'

130. Policy CSP12 of the TDCS states that the Council will require new development to make improvements, where appropriate, to the existing infrastructure network, including road and rail, facilities for bus users, pedestrians and cyclists and those with reduced mobility. It should also have regard to adopted highway design standards and vehicle and other parking standards.

131. Policy CSP15 of the TDCS requires design and layout of new development to be safe and secure and community development to be designed to be accessible to meet the needs of those with disabilities, including occupiers, employees and visitors.

132. Policy DP5 of the TDLP sets out a number of requirements for new development, including that the development retains or enhances existing footpaths and cycleways links, and provides safe and suitable access to the site which is achievable by all and promotes access by public transport, foot and bicycle to nearby residential, commercial, retail, educational, leisure and recreational areas where appropriate.

133. Policy DP7 of the TDLP states that new development must maintain existing off-street parking spaces where they are considered necessary to serve the existing buildings or use; and do not result in additional on-street parking where this would cause congestion or harm to amenity or highway safety.

134. A Transport Statement (TS) (ref: 5221715-ATK-XX-XX-RP-T-00001 rev 2.0 dated 15 May 2024) has been submitted in support of the application. The TS confirms that the existing access would be improved to provide enhanced visibility splays and pedestrian crossing. Vehicles and cyclists would use the same access which would be a 2-way access

road leading to the car park. Double yellow lines on either side of the carriageway ensure good visibility for vehicles entering and leaving the site.

135. The existing access located at the north-western corner of the site, off East Grinstead Road, would be retained and 27 car parking bays including 2 disabled spaces would be provided. 5 parking bays would be allocated to staff members. All the parking would be equipped with electric charging points. A bicycle store with 5 stands (space for 10 bicycles) would be located on the western corner of the building close to the site access. Charging facilities for electric bicycles would be provided within the store. An additional 7 bicycle stands (space for 14 bicycles) would be provided near the entrance of the building for visitors.
136. Local residents and the District Council have raised concerns regarding on-site parking provisions and the use of Drivers Mead for 'overspill' parking provisions. The District Council has stated that "the provision of 23 spaces within the development appears to be a shortfall". Following discussions with the applicant, the internal parking layout has been amended to include additional parking provisions. This has resulted in an increase from 23 to 27 spaces.
137. The closest public car park is situated at Gun Pit Road, which is approximately 300m or a 4 minute walk from the application site. The public car park provides 60 spaces and is open all year round. There are no parking charges for the first 3 hours. Staff and visitors would be able to utilise this car park should additional car parking provision be required.
138. The TS sets out that the proposed development would generate approximately seven two-way vehicle trips in the AM peak and three vehicle trips in the PM peak. It is therefore considered that the vehicle trips generated would have a negligible impact on the local highway network.
139. In terms of accessibility, the application site is located on the outskirts of Lingfield Village and has good links to local amenities such as a doctor's surgery, pharmacy, shops and community facilities. The Lingfield Train Station is approximately 1.1km (13 minute walk / 3 minute cycle) north-east of the application site and local bus routes are within close proximity.
140. As mentioned previously, the construction works are likely to have a temporary impact on nearby residents and highway users. It is therefore suggested that a construction transport management plan (CTMP) be submitted and secured by planning condition.
141. The County highway consultant has reviewed the submitted documentation and supplementary information. The officer has confirmed that the application is acceptable on safety, capacity and policy grounds. No objections have been raised, subject to the inclusion of planning conditions.
142. Officers have considered the highway impacts and concluded that the application site is situated within a sustainable location, close to a public car park, bus stops and local amenities. Twenty-seven car parking spaces are to be provided on-site and off-site parking demands are anticipated to be negligible. Cycling and walking provisions have been improved to ensure that pedestrians and cyclists have safe and accessible routes into the village centre. The proposal is therefore considered to accord with the development plan policies, NPPF, Surrey Local Transport Plan 4 and Parking Standards.

Trees and Landscaping

143. Section 12 (Achieving well-designed and beautiful places) of the NPPF seeks to promote well-designed places and highlights the importance of appropriate and effective landscaping as part of this wider objective.

144. Paragraph 136 of the NPPF states that:

‘Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decision should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained where possible’.

145. Policy CSP18 of the TDCS states that development must have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.

146. Policy DP7 of the TDCLP states that where trees are present on site a landscaping scheme should be submitted alongside the planning application which makes provision for the retention of existing trees that are important by virtue of their significance within the local landscape. Further guidance is provided in the Trees and Soft Landscaping SPD (November 2017).

147. The application site is bound on three sides by existing mature trees and hedging. These features make a significant contribution to the public amenity of the site and the wider area, particularly along the southern and eastern boundaries. The indicative plans suggest that the majority of trees on the southern and eastern boundary would be retained and that part of the hedgerow along the western boundary would be removed and replaced with a new native species. Additional native planting, along the southern and eastern boundaries, is proposed to ensure that the ‘gateway’ into the village is conserved.

148. The applicant has submitted a Tree Survey and Impact Assessment (TSIA) as part of the application (ref: 2067-KC-XX-YTREE-TreeSurvey-and-Impact Assessment Rev A dated December 2023). Additional supplementary information including Arboricultural Method Statement (AMS) (ref: 2067-KC-XX-YTREE Method Statement dated 6 March 2024) and Tree Protection Plan (TPP) (ref: 2067-KC-XX-YTREE-TPP01 dated 13 March 2024) have also been submitted.

149. The application site is not located within the Lingfield Conservation Area, however this designation is north of the site. None of the trees on site are subject to a tree preservation order (TPO) and nor are any veteran trees recorded on site.

150. The trees along the southern and eastern boundaries are important features which contribute to the character of the area. There are a mixture of evergreen and semi-evergreen trees and hedging within the application site which provide screening and ensure that the urban settlement blends in with the rural surroundings.

151. The TSIA sets out that 5 existing trees, in the centre of the development, would be removed as part of this proposal and tree protection measures would be put in place to ensure that the roots of boundary trees are adequately protected. The AMS sets out a number of methodologies, such as site arboricultural supervision and fencing to ensure that the trees are adequately protected. The precise positioning and materials of the paths would form part of the landscaping proposal which would be assessed at ‘Reserve Matters’ stage.

152. The indicative landscaping plan submitted with the application show that native planting would be introduced and existing boundary planting enhanced. Modified and neutral grassland and a mixture of shrubs are proposed within the site and a traditional orchard is shown in the centre of building. Overall, the indicative plans are considered to be acceptable, achieving a good balance between tree retention, creation of biodiversity opportunities and an appropriate environment for the occupiers.

153. The County arboricultural officer has reviewed the submitted details and raised initial concerns regarding the close proximity of the trees, along the southern boundary, to the proposed building. The consultee requested additional information in relation to pruning and the protection of the trees during the construction and operational phases of the development.
154. To demonstrate that the trees would be sufficiently protected, during the construction and operational phases, the applicant has provided additional information including an AMS and TPP. These documents have demonstrated that the existing trees will be protected during the construction works and thereafter.
155. The arboricultural officer has reviewed all the submitted information and has concluded that the proposal would result in a low-medium impact, provided that additional tree planting and landscaping is achieved on site. The officer is satisfied that the proposal would not cause harm to the trees along the southern boundary provided that tree protection measures, as set out within the TPP, are implemented. A planning condition requiring the tree protection measures to be put in place prior to commencement of development would be imposed.
156. The proposed development is considered to accord with the development plan policies and NPPF.

Flood Risk and Drainage

157. Paragraphs 165 of the NPPF sets out the role in which the planning system is expected to play in minimising the risk of flooding and mitigating flood risk. Paragraph 173 further states that development should be directed away from areas at high risk, and in determining planning applications local authorities should ensure that flood risk is not increased elsewhere and where appropriate a site-specific flood risk assessment (FRA) should be provided.
158. Paragraph 175 of the NPPF states that major development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The system should include:-
- (a) take account of advice from the lead local flood authority;
 - (b) have appropriate proposed minimum operational standards;
 - (c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
 - (d) where possible, provide multifunctional benefits.
159. Policy DP21(d) of the TDLP refers to Flood Risk and states that proposals should seek to secure opportunities to reduce both the cause and impact of flooding; for example through the use of Green Infrastructure for flood storage and, where necessary, the incorporation of Sustainable Drainage Systems (SuDS) suitable to the scale and type of the development, ensuring the discharge of surface run off is restricted to that of the pre-development site. Consideration should be given as to the future maintenance of any proposed SuDS schemes.
160. Policy CSP15(c) of the TDCS states that in order to promote high quality flexible, safe living environments the Council will require SuDS to be included where necessary.
161. A Flood Risk Memorandum (FRM) and supporting drainage documentation have been submitted in support of the application. The application site is located within Flood Zone 1 where the risk of flooding is low. The document concludes that the site is at a low risk of flooding and there are no known sources of flood risk at the site.

162. The Lead Local Lead Flood Authority (LLFA) has reviewed the submitted documentation. Whilst advising that the level of information is limited, and insufficient to make a full assessment of the proposed drainage systems, the LLFA has suggested that pre-commencement planning conditions for the provision of SuDS and subsequent maintenance could be imposed to ensure that the outstanding information is provided, prior to the commencement of development.
163. On the basis that this is an outline application which would reserve matters of detailed design, Officers consider it is acceptable for these details to be required by condition. It is however important that these are required at pre-commencement stage so that early consideration can be given to the acceptability of the proposed drainage solutions. Subject to the inclusion of pre-commencement planning conditions, Officers are satisfied that a suitable SuDS scheme could be designed and implemented.
164. Once the details have been approved the SuDS provisions would be implemented and maintained throughout the lifetime of the development. The proposal is considered to accord with the accord with the development plan policies and NPPF, subject to the inclusion of pre-commencement planning conditions.

Sustainable Development

165. Paragraph 8 of the NPPF seeks to achieve sustainable development and states that the planning system has three overarching objectives, namely economic, social and environmental. These objectives are interdependent.
166. The application site is an existing brownfield site, which has previously provided community care provisions (C2). The site is situated within the urban settlement linking the site to the existing community through good connectivity via the road network and footpaths. The proposed development would seek to protect and enhance the built environment, adapting to climate change and moving towards a low carbon economy. It would provide employment opportunities creating 9 full time and 3 part time jobs supporting growth and productivity within the wider Lingfield community. The proposal would seek to provide a vibrant and healthy community to meet the needs of present and future generations, supporting the communities' health, social and cultural well-being. The redevelopment of the site would also allow for improved biodiversity opportunities and climate change initiatives to achieve a low carbon economy.
167. Paragraphs 157 of the NPPF sets out the role the planning system is expected to play in supporting the transition to a low carbon future in a changing climate. Paragraph 162 of the NPPF further states that local authorities should expect new development to:
- (a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to type of development involved and its design, that this is not feasible or viable; and
 - (b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
168. Policy CSP14 of the TDCS states that all new residential development with a floor area of 500m² or greater will be required to reach a minimum saving of carbon dioxide emissions through the incorporation of on-site renewable energy.
169. A Sustainable Design and Construction Statement (SDCS) has been submitted in support of the application. The document seeks to encompass sustainability in all its forms including the incorporation of renewable energy sources, passive design, recycling and the adaptation of SuDS provisions. This document states that a broad range of sustainability measures have been identified and will be incorporated into the proposal to align with the Surrey County Council's Climate Change Strategy.

170. It is considered that subject to the implementation of the sustainable measures identified, the proposal would meet the national and local policies in relation to sustainable construction. The final details of the sustainable provisions are to be assessed at the 'Reserved Matters' stage, however, it is recommended that a planning condition be imposed.

Ecology and Biodiversity Net Gain

171. Paragraphs 180(d) of the NPPF seeks to ensure that planning policies and decisions contribute to and enhance the local and natural environment. In particular, they should seek to minimise impacts on and provide net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.

172. Paragraph 186(d) of the NPPF states that development whose primary objective is to conserve or enhance the biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity.

173. Policy DP19 of the TDLP refers to biodiversity. The policy states there will be a presumption in favour of development proposals which protect, enhance or increase the provision of, and access to nature conservation and management.

174. Policy CSP17 of the TDCS states that development proposals should protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.

175. A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) Assessment have been submitted in support of the application, together with supporting information including a Bat License, issued by Natural England.

176. The PEA, prepared by Surrey Wildlife Trust, sets out the ecological constraints of the site, proposed mitigation measures and any additional surveys which may be required, and opportunities for ecological enhancement. It also sets out the baseline for BNG units for the site.

177. Four statutory and twelve non-statutory designated sites were recorded within 2km of the survey area. These included:

- One Site of Special Scientific Interest (SSSI) Blindley Heath 1970m from site and three Local Nature Reserves (LNR), Lingfield Wildlife Area 440m from site; Centenary Fields 440m from site; Blindley Heath 1970m from site;
- Twelve Potential Sites of Nature Conservation Importance (pSNCI)

178. Sixty-six protected species were recorded within 1km of the site, with the closest species (Great Crested Newts (GCN)) approximately 180m away from the site. The application site has no aquatic ponds or features which would support GCN or other amphibian habitats and the lack of connectivity through physical barriers such as East Grinstead Road and residential properties prevent aquatic habitats from establishing on site.

179. Ten UK habitat classifications types were recorded during the field surveys. These habitats include modified grassland, line of trees, hedgerow priority habitat, other hedgerows, bramble scrub, mixed scrub, suburban/mosaic development/natural surface, buildings, other developed land and built linear features-fencing. These habitats are likely to support nesting birds, foraging and roosting bats, hedgehogs, mice, pollinating insects and foraging foxes, rabbits and badgers.

180. A number of on site habitats, hedgerows, boundary tree lines and wider landscape, were recorded as being suitable for foraging and commuting bats. These habitats were considered to be moderate. The PEA proposes a number of mitigation measures, refer to page 37, to ensure that the habitats are protected. Prior to demolition of the building, a Bat Licence was obtained from Natural England and a copy has been submitted in support of the application.
181. The PEA concludes that the development would have a low impact on the protected areas identified and with regard to protected species mitigation measures would ensure that species such as bats and other wildlife are suitably protected during the construction and operational phases of the development.
182. A BNG metric and Update Letter dated 13 December 2023, have accompanied the application. An assessment has been carried out which evaluates the baseline biodiversity units and identifies possible habitat enhancement and creation, as well as the potential net gain in biodiversity units (based on the submitted landscaping plan).
183. BNG is calculated and interpreted following eight accepted principles and rules and supported by good practice principles and code of practices that detail, among other things, how to implement BNG within each stage of a development projects life cycle. The submitted BNG metric suggests that there would be a 13.46% increase in on-site habitat units, as a result of the proposed development. The proposed increase would be achieved through the provision of additional trees and native hedgerow planting, to supplement those retained as part of the development, plus the provision of enhanced grassland.
184. The enhanced on-site BNG provision and improved landscaping ensures that the proposed development would meet the national and development plan policy requirements noting that this application was submitted before the mandatory requirements for BNG were introduced in February 2024).
185. The County ecologist has reviewed all the submitted documentation and supplementary information and considers that the proposed development would be acceptable subject to planning conditions.
186. The proposal is considered to accord with the development plan policies and NPPF.

Contamination

187. Policy DP22 of the TDLP refers to land contamination and states that proposal for development on land which is or may be contaminated will be permitted provided that there will be no unacceptable risk to health or the environment and adequate remediation measures are proposed which would mitigate the effect of any contamination and render the site suitable for use.
188. A Land Contamination Assessment (LCA) (ref: 5221715-ATK-XX-XX-RP-C-00004 dated 1 November 2023) has been submitted in support of the application. The report has found no significant land contamination or land stability hazards on site. However, it concluded that further site investigations of the chemical and physical nature of the ground would be required to assist with the foundation design and drainage solutions for the proposed scheme.
189. The previous building was constructed in the 1960s on land which was predominately undeveloped. Further development occurred in 1999 when an additional 13 bedrooms were added to the existing structure. The surrounding land to the north and west has been developed and the land to the east and south remain largely undeveloped as open green spaces and a recreation ground. There is no evidence to suggest that the application site would be contaminated, although the content of the LCA has been noted.

190. The District Environmental Health Officer has reviewed the submitted documentation and has noted that further site investigations, to facilitate the foundation design and drainage solutions would be required. The officer has recommended planning conditions to mitigate any harm.
191. Having regard to the above, officers consider that subject to planning conditions the proposal would accord with the development plan policies and NPPF.
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Human Rights Implications

192. The guidance on the determination of planning applications contained in the Preamble/Agenda front sheet is expressly incorporated into this report and must be read in conjunction with the following paragraph.
193. In this case, it is the officers view that the scale of such impact is not considered sufficient to engage Article 6 or Article A of Protocol 1 and any impacts can be mitigated by conditions. The proposal is not considered to interfere with any Convention right.
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Conclusion

194. This is an outline application, seeking approval for the layout, scale and means of access (with appearance and means of access reserved for future consideration). It is considered that a building of this size, scale and massing could be accommodated on the site without significant harm to the character of the area or neighbouring amenities.
195. The application site comprises of previously developed land which will remain within a C2 (care home) use. The proposal would assist in delivering up to 54 new units of affordable accommodation for which there is an identified need.
196. In addition, the proposal would enable the provision of housing by encouraging housing supply, in general, and providing specialist housing provisions for different members of the community. The application site is well located in relation to Lingfield town centre, including the doctors surgery and other services and facilities. The application site is considered to connect well with its surroundings and the visual transition between the rural and urban area has been retained.
197. It is recognised that the design of the building, as shown on the indicative plans, would be larger than the previous building, however, it would be purpose built and provide affordable extra care provisions for local residents within Tandridge.
198. The indicative plans, submitted with the application, are for illustrative purposes only and the final plans and details of the materials to be used in its construction are to be submitted at 'Reserved Matters' stage. The drawing and supporting information have been submitted to demonstrate that the proposal would accord with the development plan policies in relation to landscaping and biodiversity. A full submission as part of the 'Reserved Matters' application will be considered at a later stage.
199. The applicant is seeking to create a modern purpose built and highly sustainable development which supports the health and wellbeing of residents within the local community. In addition the development would encompass the use of renewable energy during the construction and operational phases.
200. The proposed development should be given substantial weight in the planning balance as existing 'brownfield land' would be developed into 54 modern, affordable extra care

housing units, providing local and community benefits such as employment opportunities, vibrant and healthy communities as well as a well-designed and beautiful safe place for residents and the wider community.

201. The proposal is considered to be acceptable in relation to all the relevant development plan policies and NPPF, subject to the inclusion of planning conditions.
202. The approved plans, for consideration as part of this application, relate to the layout, scale and means of access only. A 'Reserved Matters' application would be required in order to fully assess the landscaping, design and biodiversity.

Recommendation

That, pursuant to Regulation 3 of the Town and Country Planning Regulations 1992, the planning application ref: TA2024/47 be approved, subject to planning conditions.

Conditions:

1. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last reserved matters to be approved, whichever is the later.
2. 5221715-ATK-XX-00-DR-A-02100-Rev P5 Location Plan dated 11 January 2024
5221715-ATK-XX-RF-DR-A-02103-Rev P5 Proposed Site Plan dated 15 May 2024
5221715-ATK-XX-00-DR-A-90112-Rev P4 Indicative General Arrangements - Proposed Ground Floor Plan dated 15 May 2024
5221715-ATK-XX-B1-DR-A-90111-Rev P3 Indicative General Arrangements - Proposed Basement Plan dated 13 December 2023
221715-ATK-XX-01-DR-A-90113-Rev P3 Indicative General Arrangements - Proposed First Floor Plan dated 13 December 2023
5221715-ATK-XX-02-DR-A-90114-RevP3 Indicative General Arrangements - Proposed Second Floor Plan dated 13 December 2023
5221715-ATK-XX-RF-DR-A-90116-Rev P3 Indicative General Arrangements - Proposed Roof Plan dated 13 December 2023
5221715-ATK-XX-XX-DR-L-00001-Rev P05 Indicative Landscape Proving Plan dated 15 May 2024
5221715-ATK-XX-ZZ-DR-A-02301-Rev P3 Indicative Proposed Site Sections dated 13 December 2023
5221715-ATK-XX-ZZ-DR-A-91200-Rev P3 Indicative General Arrangements - Elevations 1 of 2 dated 13 December 2023
5221715-ATK-XX-ZZ-DR-A-91201-Rev P2 Indicative General Arrangements - Elevations 2 of 2 dated 13 December 2023
5221715-ATK-XX-XX-DR-T-00001-Rev P01 Vehicle Tracking Standard Design Vehicle 1 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00002-Rev P01 Vehicle Tracking Standard Design Vehicle 2 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00003-Rev P01 Vehicle Tracking Standard Design Vehicle 3 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00004-Rev P01 Vehicle Tracking Standard Design Vehicle 4 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00005-Rev P02 Vehicle Tracking Refuse Vehicle 1 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00006-Rev P02 Vehicle Tracking Refuse Vehicle 2 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00007-Rev P02 Vehicle Tracking Fire Tender 1 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00008-Rev P02 Vehicle Tracking Fire Tender 2 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00009-Rev P02 Vehicle Tracking Standard Design Vehicle 5 dated 14 May 2024

5221715-ATK-XX-XX-DR-T-00010-Rev P02 Visibility Splay dated 14 May 2024

3. Approval of the details of the design and external appearance of the building, and the landscaping of the site (hereinafter call "the reserved matters") shall be obtained from the County Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above, shall be submitted in writing to the County Planning Authority before the expiration of three years from the date of this permission.
4. Prior to commencement of development hereby permitted details of the design of a surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.

The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events during all stages of the development. If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent to the pre-development Greenfield run-off including multifunctional sustainable drainage systems.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.

e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be implemented in accordance with the approved details.

5. The development hereby permitted shall not be occupied unless and until a verification report, carried out by a qualified drainage engineer, has been submitted to and approved in writing by the County 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.
6. Prior to commencement of development hereby permitted a Construction Transport Management Plan (CTMP) shall be submitted to and approved in writing by the County Planning Authority. The CTMP shall include:
 - (a) details of parking for vehicles of site personnel, operatives and visitors
 - (b) details of loading and unloading of plant materials
 - (c) a programme of works (including measures for traffic management)
 - (d) details of HGV deliveries and hours of operation
 - (e) details of vehicle routing
 - (f) measures to prevent the deposit of materials on the highway
 - (g) details of on site turning for construction vehicles
 - (h) details of construction lighting measures
 - (i) a noise management plan to include (but not limited to) noise limits at noise sensitive receptors, noise impact assessment, mitigation measures and monitoring procedures
 - (j) details of management responsibilities including complaint procedure and recording

Only the approved details shall be implemented during the construction of the development.
7. Prior to commencement of development hereby permitted, a detailed written contamination scheme comprising of a site reconnaissance, conceptual model, risk assessment and schedule of investigation shall be submitted to and approved in writing by the County Planning Authority.
8. Prior to aboveground development the approved contamination scheme, required by condition 7, shall be implemented and all laboratory results provided to the County Planning Authority electronically and in numeric values, in accordance with the standards of Government Guidance for Land affected by Contamination. A scheme for the decontamination and validation shall thereafter be agreed in writing by the County Planning Authority and the approved scheme implemented before the development is occupied.
9. The height and scale of the proposed building shall not exceed that shown on indicative drawing nos. 5221715-ATK-XX-ZZ-DR-A-02301 Rev P3 dated 13 December 2023 (Proposed Site Sections), 5221715-ATK-XX-ZZ-DR-A-91200 Rev P3 dated 13

December 2023 (General Arrangements - Elevations (Elevations 1 of 2)), 55221715-ATK-XX-ZZ-DR-A-91201 Rev P2 dated 13 December 2023 (General Arrangements - Elevations (Elevations 2 of 2)) hereby approved.

10. Prior to commencement of the development hereby permitted, a Dust Management Plan for the construction phase of the development shall be submitted to and approved in writing by the County Planning Authority. The development shall be implemented in accordance with the approved details.
11. There shall be no external lighting installed on site, including any temporary lighting required during the construction works, in connection with the development hereby permitted unless and until details of the proposed lighting have been submitted to and approved in writing by the County Planning Authority. The lighting details to be submitted shall include:-
- (a) confirmation of the type of fittings to be mounted on the building facade
 - (b) details of the lighting controls
 - (c) a complete lighting scheme with associated lux plots
 - (d) consideration of the lighting impacts on the ecological interests on the site such as Bats
- Only the external lighting which has been approved in accordance with this condition shall be installed on site.
12. The development hereby permitted shall be carried out strictly in accordance with the approved Arboricultural Method Statement (ref: 2067-KC-XX-YTREE-Method Statement Rev0 dated March 2024) and Tree Protection Plan (ref: 2067-KC-XX-YTREE-TPP01 Rev B dated 13 March 2024). The measures outlined in the Tree Protection Plan shall remain in place until all the construction works have been completed.
13. Prior to commencement of development hereby permitted the tree protection measures as shown on plan ref: 2067-KC-XX-YTREE-TPP01 Rev B dated 13 March 2024 shall be implemented and maintained in full until the development has been completed.
14. No trees shall be removed other than those identified within the Tree Protection Plan ref: 2067-KC-XX-YTREE-TPP01 Rev B dated 13 March 2024.
15. The Rating Level, L_{Ar,Tr}, of the noise emitted from all plant, equipment and machinery (including any kitchen extract etc), associated with the application site shall not exceed the existing representative LA₉₀ background sound level at any time by more than +5 dB(A) at the nearest noise sensitive receptors (residential or noise sensitive building). The assessment shall be conducted in accordance with the current version of British Standard (BS) 4142:2014+A1:2019 'Methods for rating and assessing industrial and commercial sound'.
- The existing representative LA₉₀ background sound level shall be determined by measurement that shall be sufficient to characterise the environment. The representative level should be justified following guidance contained within the current version of BS 4142:2014:A1+2019 and agreed with the County Planning Authority.
16. The development hereby permitted shall not be occupied unless a noise assessment is submitted to and approved in writing by the County Planning Authority to show that noise levels at the proposed residential units achieve the following levels, in accordance with BS8233.

- The noise level in living rooms, and bedrooms to not exceed 35dB(A) Leq,16hr during the daytime.
- The noise level in bedrooms to not exceed 30dB(A) Leq,8hr during the daytime.
- The noise level in bedrooms to not exceed 45dB(A) Lf,Max,1min more than 10 times per night during the daytime.
- There should be at least one area of outdoor spaces for residents which is suitable for resting a relaxation, with a noise level of 55dB(A).

The assessment should include a consideration of noise from aircraft associated with Gatwick Airport, with both easterly and westerly operations, penetrating the roof of the building. If it is necessary to keep windows closed to achieve the above sound levels then an appropriate ventilation system must be installed to provide adequate ventilation, and to avoid overheating.

17. The permitted hours for construction works are:

- Monday to Friday 07:00 to 18:00 hours
- Saturday 07:00 to 13:00 hours
- No work shall take place on Sundays, National, Public and Bank Holidays

Details of any works required outside of these permitted hours shall be submitted to and approved in writing by the County Planning Authority beforehand.

- 18. No vehicle shall access the proposed development from East Grinstead Road unless and until the proposed access junction hereby approved has been constructed and provided with visibility zones in accordance with the approved plans and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6 metres high.
- 19. The development hereby permitted shall not be first occupied unless and until facilities for the secure, covered parking of bicycles including charging facilities for electric cycles and mobility scooters have been provided in accordance with a scheme to be submitted to and approved by the County Planning Authority, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the County Planning Authority.
- 20. The development hereby permitted shall not be occupied unless and until the proposed dwellings are provided with a fast charge socket (current minimum requirements - 7kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) in accordance with a scheme to be submitted and approved in writing by the County Planning Authority and thereafter retained and maintained to the satisfaction of the County Planning Authority.
- 21. Within 6 months from the date of the approval of the landscaping 'Reserved Matter' application, a landscape and ecological management plan (LEMP) shall be submitted to the County Planning Authority for approval in writing and thereafter implemented in accordance with the approved details. The LEMP shall include:-
 - (a) detailed planting schedules for the habitats to be created within the site
 - (b) updated biodiversity net gain score based on the final landscaping and planting scheme

- (c) management recommendations for the retention, enhanced and created hedgerows
- (d) details of the body or organisation responsible for implementation of the monitoring plan
- (e) specification and locations of bird, bat and invertebrate boxes (and other biodiversity features of relevance)
- (f) detailed 30 year habitat creation and monitoring plan to ensure the delivery of biodiversity net gain on site
- (g) annual maintenance scheme for trees and hedgerows

The approved details shall be incorporated into the development prior to the first occupation of any part of the development and permanently maintained thereafter.

Reasons:

1. To comply with Section 92(2) 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 comply with Article 5 of the Town and Country Planning (General Development Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.
4. To ensure that that the design meets the National Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site in accordance with National Planning Policy Framework 2023 and policy CSP15 of the Tandridge District Core Strategy and policy DP21 of the Tandridge District Local Plan.
5. To ensure that that the design meets the National Non-Statutory Technical Standards for SuDS and in accordance with National Planning Policy Framework 2023 and policy CSP15 of the Tandridge District Core Strategy and policy DP21 of the Tandridge District Local Plan.
6. To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users and in accordance with policies DP5 and DP7 of The Tandridge District Local Plan and policies CSP12 and CSP15 of the Tandridge District Core Strategy.
7. To ensure satisfactory amelioration of contaminated land, in accordance with Policy DP22 of the Tandridge District Local Plan.
8. To ensure satisfactory amelioration of contaminated land, in accordance with Policy DP22 of the Tandridge District Local Plan.
9. To ensure that the scale and height of the development respects the character and appearance of the area within which it is located and in accordance with policy DP7 of the Tandridge Local Plan Part and policies CSP18 and CSP21 of the Tandridge Core Strategy.
10. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan Part.

11. To preserve and enhance protected species and residential amenities and in accordance with National Planning Policy Framework 2023 and policy CSP17 of the Tandridge District Core Strategy.
12. To safeguard existing trees and landscape features and to ensure their contribution to the character of the local area in accordance with the National Planning Policy Framework 2023, policy DP7 of the Tandridge Local Plan and policy CSP18 of the Tandridge Core Strategy.
13. To safeguard existing trees and landscape features in accordance with policies DP7 of the Tandridge Local Plan and CSP18 of the Tandridge Core Strategy
14. To safeguard existing trees and landscape features in accordance with policies DP7 of the Tandridge Local Plan and CSP18 of the Tandridge Core Strategy
15. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy.
16. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy
17. To safeguard residential amenities and in accordance with policy DP7 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy.
18. To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users and in accordance with policy DP5 of The Tandridge District Local Plan and policy CSP12 of the Tandridge District Core Strategy.
19. To protect sustainable modes of transport in accordance with Section 9 of the National Planning Policy Framework (2023), the Surrey Local Transport Plan 4 and policies DP5 and DP7 of The Tandridge District Local Plan and policies CSP12 and CSP15 of the Tandridge District Core Strategy
20. To protect sustainable modes of transport in accordance with Section 9 of the National Planning Policy Framework 2023, the Surrey Local Transport Plan 4 and policies DP5 and DP7 of The Tandridge District Local Plan and policies CSP12 and CSP15 of the Tandridge District Core Strategy
21. To enhance and protect habitats and biodiversity and in accordance with the National Planning Policy Framework 2023, policy DP19 of the Tandridge District Local Plan and policy CSP18 of the Tandridge District Core Strategy.

Informatives:

1. Our investigations indicate that Southern Water can facilitate foul sewerage and surface water run off disposal (Surface water flow of 2 l/s at manhole reference - TQ38436450) to service the proposed development. Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.
2. It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises and BS 5839-1 the code of practice

for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

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 associated planning practice 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; 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 the development on the highway, ecology and 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. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2023.
4. 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.
5. The applicant is advised that careful consideration should be given to the location of ancillary storage structures to be considered as part of the reserved matters for landscaping. This is to ensure that these structures are positioned such that the residential amenity of adjoining occupiers is safeguarded.
6. It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023.
7. Attention is drawn to the requirements of Sections 7 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution Code of Practice BS 8300:2009) or any prescribed document replacing that code.
8. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (Section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or is being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity during this period and shown it is absolutely certain that nesting birds are not present.
9. If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.
10. If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

11. All works involving excavation of soil, including foundations and the laying of services, within the root protection area of retained trees on the site will be supervised by the appointed arboricultural consultant and will be dug by hand and in accordance with the approved Arboricultural Method Statement (ref: 2067-KC-XX-YTREE dated 6 March 2024), the National Joint Utility Group Vol 4, 2007 Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees.
12. The applicant is reminded that the building plays an important part in the setting of the Conservation Area and that outline permission has been granted on the basis that further suitable details are provided at the reserved matters stage. This includes materials which should reflect the character and appearance of the conservation area.

Contact Janine Wright

Tel. no. 020 8541 9897

Background papers

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

For this application, the deposited application documents and plans, are available to view on our [online register](#). The representations received are publicly available to view on the district/borough planning register.

The Tandridge District Council planning register entry for this application can be found under application reference TA2024/47.

Other documents

The following were also referred to in the preparation of this report:

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

Tandridge District Core Strategy 2008

Tandridge Local Plan: Part 2 Detailed Policies 2014

Other Documents

SCC [Planning guidance for accommodation with care for older people](#)

Surrey Design Guide (2002)

Open Space Strategy 2021-2025

Trees and Soft Landscaping SPD (November 2017)

Lingfield Village Design Statement

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