

TO: PLANNING & REGULATORY COMMITTEE

DATE: 7 August 2019

BY: PLANNING DEVELOPMENT MANAGER

DISTRICT(S) REIGATE & BANSTEAD BOROUGH
COUNCIL

ELECTORAL DIVISION(S):
Redhill West and Meadvale

Mrs Bramhall

Reigate

Dr Grant-Duff

CASE OFFICER:

Alex Sanders, 020 8541 9462

PURPOSE: FOR DECISION

GRID REF: 527561 151718

TITLE: SURREY COUNTY COUNCIL PROPOSAL RE19/00956/CON

SUMMARY REPORT

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

Construction of a three storey extension to existing main teaching block and a three storey extension to existing arts block without compliance with Condition 9 of planning permission ref: RE18/01119/CON dated 18 July 2018.

Permission was originally granted in July 2017 and subsequently amended in July 2018 under delegated powers for the erection of a three storey extension to the existing main teaching block and a three storey extension to existing arts block to provide more teaching space to accommodate a 2FE expansion; the erection of a one storey extension to front of main block to provide new main entrance, administrative office and storage space; one storey extension to existing dining hall; provision of car parking spaces and cycle storage facilities; and associated external works.

A condition was recommended by the County Highway Authority and placed on the approval requiring a parking restriction on the north side of Carlton Road between Vandyke Close and St Bede's School following a request from the Carlton Road Residents Association. Since this permission was granted, further assessment work has been undertaken by the Parking Review Team at Surrey County Council in respect of this. The results showed that the introduction of further parking restrictions on Carlton Lane would lead to displaced parking on the surrounding roads and as such the County Highway Authority consider that it would not now be of benefit to extend the parking restrictions in this location. The Parking Review Team are proposing to carry out a wider street parking review. As a result, under S73 of The Town and County Planning Act 1990 (as amended) this application proposes to remove Condition 9 from planning permission RE18/01119/CON dated 18 July 2018.

The recommendation is to PERMIT.

APPLICATION DETAILS

Applicant

SCC Property Services

Date application valid

7 May 2019

Period for Determination

23 August 2019

Amending Documents

None

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
Highways Considerations	Yes	25 - 31

ILLUSTRATIVE MATERIAL**Site Plan**

Plan 1

Aerial Photographs

Aerial 1

Site Photographs

N/A

BACKGROUND**Site Description**

1. St Bede's School is located along the north eastern side of Carlton Road, just south of Gatton Park Road within a residential area. An allotment development is located just beyond the north western boundary, between the school site and Gatton Park Road. The topography of the site is sloped, generally in a north/south direction. Boundary treatments vary considerably and consist of robust hedging, shrubbery and trees in some locations to domestic fencing of various heights and styles on other boundaries. The site

is split into two areas with the main school buildings located on the north western section. The south eastern section is primarily sports use and includes a sports hall, several multi use games areas and a running track as well as large open green space, part of which was formerly used as playing fields.

2. The school buildings comprise a mix in terms of design, scale and age including pitched and flat roofs and various external materials such as brick and timber cladding. The more contemporary buildings, including the existing Arts Block, in particular, feature a range of styles and external finished with pitches roofs and timber cladding. The school buildings vary from single storey to two and three storey buildings in the main school block. The sports hall in the south eastern section is a large building with pitched roof and features a gym on an upper floor which is open to community use.
3. The site features an in/out vehicle access from Carlton Road as well as an additional service access just north of the 'in' access point. Most pedestrians appear to access the site from Carlton Road, although there are other pedestrian access points from North Mead.

Planning History

4. RE18/01119/CON - Construction of a three storey extension without compliance with Condition 2 of planning permission reference RE17/00931/CON dated 14 July 2017 to amend window and door sizes and positions, addition of louvres to classroom windows, omission of shade cladding from Arts Block, addition of roof access to Arts Block and enlarging courtyard canopy (approved July 2018).
5. RE17/02235/CON - Details of Drainage Scheme and Construction Method Statement submitted pursuant to Conditions 3, 10, 11, 12 and 13 of planning ref: RE17/00931/CON dated 14/07/17 (approved April 2018).
6. RE17/00931/CON - The erection of a three storey extension to existing main teaching block and a three storey extension to existing arts block to provide more teaching space to accommodate a 2FE expansion; the erection of a one storey extension to front of main block to provide new main entrance, administrative office and storage space; one storey extension to existing dining hall provision of new car parking spaces and cycle storage facilities; and associated external works (permitted July 2017).
7. RE16/01158/CON - Installation of double modular classroom building for a temporary period of seven years following demolition of existing single storey building to allow an increase in pupils to 1750 (permitted June 2016).
8. RE12/00826/F - Construct new double entrance into maintenance block north elevation. Replace existing south elevation double doors with single door and install canopy. Renew existing tarmac and paving slabs with new tarmac. Replace existing flat roof and roof lights with new to match existing (permitted November 2012).
9. RE11/01104/F - Single storey extension to an existing sports hall, providing storage and class D2 (dance hall and gymnasium) accommodation (permitted October 2011).
10. RE11/00745/F - Erection of two additional canopies adjoining existing used as outdoor dining space and replacement of existing canopies (permitted October 2011).
11. 10/01399/F - Replacement of 6 No. temporary classrooms in the forms of a three storey addition to the school. The new extension building will be located approximately in the

same area where the previous building was demolished due to structural reasons (permitted December 2010).

12. 10/00645/F - Construction of a synthetic surfaced athletics sprint straight, incorporating a high jump facility on land currently used as sports field. DWG No's 109-0106-005 and 109-0103-006 dated April 2010 (permitted September 2010).
13. 03/01003/F - New external corridor to be formed at the flat roof level to provide access to divided classrooms at second floor level. DWG No: 0015/101A, 0015-406C & 0015-534 (permitted August 2003).

THE PROPOSAL

14. Permission was originally granted in July 2017 and subsequently amended in July 2018 for the erection of a three storey extension to the existing main teaching block and a three storey extension to existing arts block to provide more teaching space to accommodate a 2FE expansion; the erection of a one storey extension to front of main block to provide new main entrance, administrative office and storage space; one storey extension to existing dining hall; provision of car parking spaces and cycle storage facilities; and associated external works.
15. A condition was placed on the approval stating the following:

The development hereby permitted shall not be occupied unless and until the applicant has secured the provision of a scheme to restrict car parking on the north side of Carlton Road between Vandyke Close and St Bede's School which has first been submitted to and approved in writing by the County Planning Authority and thereafter be carried out in full accordance with that scheme.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents in accordance with Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and Policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.

16. Since this permission was granted, further assessment work has been undertaken in terms of the highway mitigation for the development. The results showed that the introduction of further parking restrictions on Carlton Lane would lead to displaced parking on the surrounding roads and as such the County Highway Authority considers that it would not be of benefit to extend the parking restrictions. As a result, this application proposes to remove this condition from the permission.

CONSULTATIONS AND PUBLICITY

District Council

- | | |
|--|--------------|
| 17. Reigate & Banstead Borough Council | No objection |
|--|--------------|

Consultees (Statutory and Non-Statutory)

Parish/Town Council and Amenity Groups

19. Carlton Road Residents Association

No comment received to date

Summary of publicity undertaken and key issues raised by public

20. The application was publicised by the posting of 1 site notice. A total of 221 owner/occupiers of neighbouring properties were directly notified by letter. To date 6 letters of representation have been received, 1 in support and 5 raising the following concerns:

- Construction work starting at 7am – Officer note: passed on to Monitoring Officer to investigate further.
- Poor visibility from drive due to parked cars along Carlton Road
- Disappointed that the proposed further restrictions on this part of the road are being removed and request that consideration be given again to the parking restrictions on the north of Carlton Road
- Local disruption to traffic, parking, noise and pollution during construction and the longer term increase in vehicles as a result of the expansion
- Parking authorities could not control illegal and nuisance parking
- Carlton Road regularly blocked, dangerous driving conditions, increased pollution
- More controls and effective enforcement of vehicles must be conditioned
- Condition should not be removed but deferred so that focus on the solution remains
- Benefits of displaced parking moving further away from the school exit and pick up zones
- Some issues have been as a result of the construction of 3 new detached houses
- Carlton Road not wide enough for two cars to pass when cars are parked on both sides of the road
- Small displacement of cars would result in a minor risk which could be mitigated
- Request that the parking controls go ahead as planned given the scale of the increase in pupils

Support

- Support the removal of condition and for further assessment work to be undertaken

PLANNING CONSIDERATIONS**Introduction**

21. The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
22. In this case the statutory development plan for consideration of the application consists of the Reigate and Banstead Local Plan: Core Strategy 2014 and Saved Policies from the Reigate and Banstead Local Plan 2005. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
23. This application has been made under Section 73 of the Town and Country Planning Act 1990 (as amended), to remove condition 9 of planning permission ref: RE18/01119/CON dated 18 July 2018 as set out in paragraphs 14 – 16 above.

24. In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are whether the removal of condition 9 would be acceptable.

HIGHWAYS CONSIDERATIONS

Reigate and Banstead Core Strategy 2014

Policy CS17: Travel options and accessibility

Reigate and Banstead Local Plan 2005

Policy Mo5 – Design of Roads within New Development

Policy Mo7 – Car Parking Strategy and Standards

25. Policy CS17 ensures the Borough Council works with Surrey County Council, the Highways Agency, rail and bus operators, neighbouring local authorities and developers to: (3) facilitate sustainable transport choices, by: promoting walking and cycling as the preferred travel option for shorter journeys, promote non-car travel, require the provision of travel plan and transport assessments for proposals which are likely to generate significant amounts of movement. Local Plan Policy Mo 5 in considering proposals for new development, the County and Borough Councils will seek to ensure that arrangement for access and are appropriate to the type of development proposed and the area in which it is located and do not aggravate traffic congestion, accident potential or create environmental disturbance in the vicinity.
26. The suggestion for the extension of the parking restrictions on the north side of Carlton Lane between St Bedes School and Vandyke Close was initially raised by residents but was taken forward by the County Highway Authority as it was considered at the time of the application that it helped to mitigate the impact of the school expansion on those living closest to the school. This was due to amenity impacts and not a highway safety issue per se. Condition 09 was therefore imposed to extend the existing parking restrictions along a 180 metres long section of highway along the frontages of 46 to 62 Carlton Road.
27. During the subsequent County Highway Authority consultation for this parking extension there were approximately 14 letters of representation. Two of those were in support of the proposed parking restrictions, the remaining 12 representations were objections. Of those residents who were objecting, there were two in very close proximity to the proposed extended restrictions, the rest were further along Carlton Road. Most of the objections were in relation to displacing parking elsewhere and parking on less safe sections of the highway.
28. Those representations were discussed with the Parking Review Team, who agreed that the proposed extended restrictions would displace parking potentially causing safety issues unless a wider street parking review was carried out.
29. The Parking Review Team is to carry out a wider parking review of Carlton Road and its side roads. In comparison to the limited study undertaken in support of the original planning application, this parking review will assess a much wider area. This will reduce the likelihood of displaced parking causing highway safety problems elsewhere as a number of roads are being examined – unlike the study that led to condition 9 where only one stretch of Carlton Road was considered. The review will incorporate the impact of the parking associated with the school and any resulting proposals will be the subject of further public consultation. In view of the foregoing, the County highway Authority has agreed that it would be appropriate to remove the condition as requested by the applicant.

30. Officers consider that given the above it is acceptable for this condition and the resulting requirement on the applicant to provide the original scheme to be removed. Further work and assessments have been undertaken outside of planning and the Parking Team have advised that they are undertaking a wider review of the whole area. As such, this is outside of the remit of the original planning application and thus being undertaken outside of the planning process. All other highways requirements imposed on the original planning application remain unchanged and the original conditions have been carried forward onto this application. This application is solely considering the removal of this condition.
31. The views of the residents are acknowledged however the wider review of the area would provide a more comprehensive assessment of the locality which should help to improve the parking situation around the school. There will inevitably be greater pressure on the local roads given the scale of the expansion however the wider review should go some way to help mitigate this. Officers therefore consider that this condition can be removed.

HUMAN RIGHTS IMPLICATIONS

32. The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
33. The Officer's view is that there are no impacts on amenity. This proposal does not engage any of the articles of the Convention and has no Human Rights implications.

CONCLUSION

34. Officers consider that the removal of condition 9 would be acceptable given that a wider review of the parking situation on the surrounding roads is proposed to be undertaken.

RECOMMENDATION

35. That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application no. **RE19/00956/CON** be **permitted** subject to the following conditions.

Conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years from 14 July 2017.
2. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

01-A Site Survey dated January 2017

02-A Site Survey dated January 2017

03-A Site Survey dated January 2017

DWG No: B17278AI/A/PL002 Site Aerial dated 2017

DWG No: B17278AI/A/PL015 Rev 1 Proposed Site Sections dated 24 March 2017

DWG No: B17278AI/A/PL020 Existing Lower Ground Floor dated 24 February 2017

DWG No: B17278AI/A/PL022 Existing First Floor Plan dated 24 February 2017

DWG No: B17278AI/A/PL023 Existing Second Floor Plan dated 24 February 2017

DWG No: B17278AI/A/PL024 Existing Roof Plan dated 24 February 2017
 DWG No: B17278AI/A/PL025 Rev 1 Proposed Lower Ground Floor dated 24 March 2017
 DWG No: B17278AI/A/PL026 Rev 1 Proposed Ground Floor Plan dated 24 March 2017
 DWG No: B17278AI/A/PL027 Rev 1 Proposed First Floor Plan dated 24 March 2017
 DWG No: B17278AI/A/PL028 Rev 1 Proposed Second Floor Plan dated 24 March 2017
 DWG No: B17278AI/A/PL029 Rev 1 Proposed Roof Plan dated 24 March 2017
 DWG No: B17278AI/A/PL021 Existing Ground Floor Plan dated 24 February 2017
 DWG No: B17278AI/A/PL001 The location plan dated 2017
 DWG No: B17278AI/A/PL010 Rev 3 Proposed Site Location Plan dated 8 May 2018
 DWG No: 01101 Rev P5 Entrance 00 Proposed GA Ground Floor dated 18 October

2017

DWG No: 27110 Rev P7 Entrance RF Proposed GA Roof Plan dated 18 October 2017
 DWG No: 04110 Rev P6 Entrance Proposed North and West Elevations dated 14 March 2018
 DWG No: 05210 Rev P9 Dining Proposed Section AA BB & CC dated 13 April 2018
 DWG No: 01201 Rev P10 Proposed GA Ground Floor Plan Dining dated 29 January

2018

DWG No: 27111 Rev P2 Dining RF Proposed Roof Plan dated 5 November 2017 revised 18 October 2017
 DWG No: 04010 Rev P8 Arts Block Proposed Elevations dated 12 May 2017
 DWG No: 27010 Rev P6 Arts Block Proposed GA Roof Plan dated 13 September 2017
 DWG No: 01021 Rev P6 Arts Block 02 Proposed Second Floor GA Plan dated 19 October 2017
 DWG No: 01001 Rev P6 Arts Block 00 Proposed Ground Floor GA Plan dated 19 October 2017
 DWG No: 01011 Rev P6 Arts Block 01 Proposed First Floor GA Plan dated 19 October 2017
 DWG No: 01021 Rev P6 Main Block Proposed Second Floor GA Plan dated 18 October 2017
 DWG No: 01011 Rev P7 Main Block Proposed First Floor Plan dated 15 November 2017
 DWG No: 27010 Rev P6 Main Block Proposed Roof Plan dated 18 November 2017
 DWG No: 01001 Rev P7 Main Block Proposed Ground Floor GA Plan dated 15 November 2017
 DWG No: B17278AI/A/PL005 Rev 1 Existing Site Block Plan dated 8 May 2018
 DWG No: B17278AI/A/PL010 Rev 3 Proposed Site Block Plan dated 8 May 2018.

3. The development hereby permitted shall be carried out in accordance with the Construction Management Plan approved under application RE17/02235/CON dated 5 April 2018.
4. During school term time, there shall be no HGV movements to or from the site between the hours of 08:00 and 09:00, 15:00 and 16:00 and 17:00 and 18:00 nor shall the applicant or their contractors permit HGVs to be parked up and waiting on Carlton Road, North Mead, South Mead, Carlton Green, Vandyke Close or Colesmead Road.
5. In carrying out the development hereby permitted, no construction activities including the use of mechanised plant or power tools shall take place except between the hours of 08:00 and 18:00 Mondays and Fridays and 08:00 and 13:00 on Saturdays. There shall be no working on Sundays or bank and public/national holidays.

6. The development hereby permitted shall not be occupied unless an updated School Travel Plan including provision for maintenance, monitoring and updating of the plan has been submitted to and approved in writing by the County Planning Authority. The approved plan shall thereafter be implemented fully in accordance with the approved details.
7. The development hereby permitted shall not be occupied unless details to provide an additional 30 cycle spaces have been submitted to and approved by the County Planning Authority. The approved details shall thereafter be implemented fully in accordance with the approved details.
8. The development hereby permitted shall not be occupied unless and until the additional car parking spaces have been provided as generally shown on plan B17278AI/A/PL010 Proposed Site Block Plan dated 01 March 2017 and will thereafter be maintained for that use only.
9. The development hereby permitted shall be carried out in accordance with the drainage details approved under application RE17/02235/CON dated 5 April 2018.
10. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the County Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.
11. The proposed development shall be carried out in strict accordance with section 9 of the Arboricultural report dated 02 March 2017 submitted with the application.
12. Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, the tree protective fencing shall be erected in accordance with drawing Tree Protection Plan DWG: TPP02 within Appendix 3 of the Arboricultural report dated 2 March 2017 approved under permission ref: RE17/0093/CON dated 14 July 2017. The tree protective fencing shall remain in situ for the duration of the construction of the development hereby permitted. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.
13. Tree replanting shall be carried out, no later than in the first planting season after the first occupation of any part of the development, in accordance with drawing Tree Protection Plan DWG: TP-02 within Appendix 4 of the Arboricultural report dated 2 March 2017 approved under permission ref RE17/0093/CON dated 14 July 2017. Thereafter the new tree planting shall be maintained for a minimum period of five years. Such maintenance shall include the replacement of any tree which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The replacement shall be of the same species and size and in the same location as that originally planted.
14. No later than 6 months after the first occupation of the building hereby permitted, an assessment shall be carried out by an accredited person confirming that the development has achieved a standard of sustainable construction that would have

achieved a BREEAM rating of 'very good', and the assessment shall be deposited with the County Planning Authority.

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents in accordance with Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and Policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.
4. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents in accordance with Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and Policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.
5. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents in accordance with Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and Policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.
6. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents in accordance with Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and Policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.
7. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents in accordance with Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and Policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.
8. To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users and to protect the residential amenity of local residents in accordance with Policy CS17 of the Reigate and Banstead Local Plan: Core Strategy 2014 and Policies Cf2, Mo5 and Mo7 of the Reigate and Banstead Borough Local Plan 2005.
9. To ensure that the SuDs hierarchy has been followed in accordance with the National Planning Practice Guidance, Flood Risk and Coastal Change. These requirements relate to the way the development is to be constructed therefore the details must be submitted and approved before the development is occupied.

10. To ensure that the SuDs hierarchy has been followed in accordance with the National Planning Practice Guidance, Flood Risk and Coastal Change.
11. To ensure protection of the trees in accordance with Policy CS2: Valued landscapes and the natural environment of the Reigate and Banstead Core Strategy 2014.
12. To ensure protection of the trees in accordance with Policy CS2: Valued landscapes and the natural environment of the Reigate and Banstead Core Strategy 2014.
13. To ensure protection of the trees in accordance with Policy CS2: Valued landscapes and the natural environment of the Reigate and Banstead Core Strategy 2014.
14. To ensure the development achieves an appropriate standard of sustainable construction, pursuant to Policy CS11 of the Reigate and Banstead Core Strategy 2014.

Informatives:

1. The attention of the applicant is drawn to the requirements of Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 and to Building Bulletin 102 'Designing for disabled children and children with Special Educational Needs' published in 2008 on behalf of the Secretary of State for Children, Schools and Families, or any prescribed document replacing that note.
2. This approval relates only to the provisions of the Town and Country Planning Act 1990 and must not be taken to imply or be construed as an approval under the Building Regulations 2000 or for the purposes of any other statutory provision whatsoever.
3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).
4. 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; considered representations from interested parties and determined the application within the timeframe agreed with the applicant. This approach has been in accordance with the requirements of paragraph 38 of the National Planning Policy Framework 2019.

CONTACT

Alex Sanders

TEL. NO.

020 8541 9462

BACKGROUND PAPERS

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

Government Guidance

[National Planning Policy Framework](#)

[Planning Practice Guidance](#)

The Development Plan

Reigate and Banstead Core Strategy 2014

Reigate and Banstead Local Plan 2005
