

Officer Recommendation: Approved with Conditions

DATE VALID - 13th June 2025
TARGET DATE - 27th March 2026

APPLICATION NUMBER – 25/01032/F

LOCATION:

Reigate Heath Golf Club Flanchford Road Reigate Heath Reigate Surrey

APPLICANT:

Reigate Heath Golf Club
Flanchford Road
Reigate Heath
Reigate
Surrey
RH2 8QR

AGENT:

Reigate Architects Ltd
24 Holmesdale Road
Reigate
RH2 0BQ

PROPOSAL:

New greenkeeping facilities and associated external works and landscaping. As amended on 03/11/2025, 09/02/2026, 16/02/2026, 25/02/2026 and on 02/04/2026

SITE VISIT DATE: 25th June 2025

CONSULTATIONS

Conservation Officer - for full comments, please see the body of the report, but following a number of amendments, recommends conditions relating to the materials, landscaping, removal of buildings, changes to unauthorised uPVC windows.

Tree Officer - no objections

Natural England - no objection subject to a condition requiring a CEMP

Surrey Wildlife Trust - following amendments, no objections subject to conditions relating to a CEMP, invasive species management plan, ecological enhancement plan

NatureSpace - recommends a compliance condition relating to newts

SCC Rights of Way - no objections subject to there being no obstructions to the public right of way (Reigate footpath 11)

Surrey Hills National Landscape Planning Adviser - no objections from a protected landscape aspect.

SCC Archaeologist - no objections subject to a condition requiring a written scheme of investigation to be submitted.

SCC Ecology - further information was provided and no objection was raised subject to the provision of the statutory pre-commencement BNG condition and a Habitat Management and Monitoring Plan (HMMP) and a condition requiring monitoring reports.

SCC Highways - no objection subject to a construction transport management plan (CTMP).

Historic England - chose not to offer advice

REPRESENTATIONS

Neighbours - There were no objections from neighbouring properties. A letter of support has been received.

Councillors - no request for referral to committee

POLICY CONTEXT

Metropolitan Green Belt, Grade II* and Grade II listed buildings, HAP, AGLV, within the consultation zone for inclusion within the Surrey Hills National Landscape, adjacent to a SSSI.

Reigate & Banstead Core Strategy - CS1, Cs3, CS10

Reigate & Banstead Development Management Plan - DES1, NHE1, NHE2, NHE3, NHE5, NHE9

Other Relevant Considerations - National Planning Policy Framework, Human Rights Act 1998

SITE AND CHARACTER APPRAISAL

The site is located in the middle of the Reigate Heath golf course. A grade II* statutorily listed windmill sits atop a small hill, with a cluster of buildings and parking about it which serve as the clubhouse. The buildings include a granary and store associated with the windmill (grade II* curtilage) and a statutorily listed cottage Mill Cottage (Grade II). In addition, the Edwardian club house sits to the south-west of the windmill and there is a non-listed bungalow built in the early 20th century to the south east of the site. There are a number of contemporary storage buildings to the northern part of the site, some of which would be removed as part of this application.

The site is accessed by a track leading off Flanchford Road. The area is characterised as heathland with attractive views out across open countryside. The site is within designated Green Belt and an AGLV and is surrounded by Reigate Heath which is a Site of Special Scientific Interest (SSSI.) In addition, the site is an Area of High Archaeological Potential. (HAP)

ADDED VALUE

Improvements secured at the pre-application stage:

Pre-application advice was given in relation to a slightly different scheme in the same location.

Improvements secured during the course of the application:

Changes to the design of the roof, further information relating to ecological matters

Further improvements to be secured through conditions or legal agreement:

Ecology conditions, conditions as specified by the conservation officer, landscaping, removal of buildings, archaeological condition

PLANNING AND ENFORCEMENT HISTORY

19/01785/ADV - A sign to fit in between the supports of the existing Reigate Heath Golf Club and Windmill Sign to show the location of Ranmore at Reigate Heath

07/01295/F - Small extension to existing workshop and removal of old single storey workshop - refused.

04/03071/F - first floor pitched roof extension to rear for new kitchen. New glazed seating area to front with balcony over - granted with conditions.

04/02524/F - extension to our sectional building (photo 2) needed to replace the green keepers workshed which will be demolished (photo 1) - withdrawn by applicant

02/00135/F - side conservatory - withdrawn by applicant.
Other earlier history pre-1990 relating to various changes to the clubhouse.

PRINCIPAL ISSUES

The proposal is for the erection of new greenkeeping facilities that will be within a barn style building along with associated external works such as a washdown area and yard. Also proposed is the conversion of the currently vacant Golf Cottage into ancillary offices and mess rooms for the greenkeeping staff. In addition, the following is proposed to be removed on the site: chemical store compound including fence and shed, silo palisade fence, existing wash down area, pump room shed, timber trolley store, the timber artisan's shed

The main issues are:

- o Impact on the metropolitan green belt
- o Impact on the landscape designations
- o Design and effect on character
- o Effect upon neighbour amenity
- o Highway matters
- o Trees and Landscaping
- o BNG and Ecology
- o Archaeology
- o

IMPACT ON THE METROPOLITAN GREEN BELT

The application site is located within the metropolitan green belt (MGB). The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of green belts are their openness and permanence.

The NPPF states that the construction of new buildings in the green belt should be considered inappropriate, except in circumstances where the criteria identified in paragraph 154 are met.

This includes:

(b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

Inappropriate development is by definition, harmful to the green belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

Core Strategy Policy CS3 states that planning permission will not be granted for inappropriate development in the Green Belt, unless very special circumstances exist which clearly outweigh the potential harm to the Green Belt.

It is noted that the proposed maintenance building would have a foot print of around 145sqm. The quantum of buildings to be removed would be 140sqm. Whilst no volumetric measurements have been given, it is clear that the proposed building would have a greater volume than the buildings that it would replace which are largely sheds and other outbuildings. In addition, there would be some additional hardstanding

proposed. Therefore, there would be some impact to the openness of the metropolitan green belt.

However, when assessing against the paragraph 154 (g), it is considered that the land, being within the curtilage of Golf Cottage and within the wider area of built up land is considered previously developed land. Therefore, the test is whether the proposal would cause substantial harm to the openness of the green belt. Much of the proposed floor space relates to the change of use of Golf Cottage to ancillary offices and mess rooms and this would have a neutral impact on the openness of the green belt. The proposed barn and hardstanding is not considered to cause a substantial harm to the openness of the green belt and therefore the proposal is considered to be compliant in this matter.

IMPACT ON THE LANDSCAPE DESIGNATIONS

In terms of the landscape setting, it is noted that the site is within an Area of Great Landscape Value (AGLV) and has been recommended for inclusion within the Surrey Hills National Landscape (NL). The site is visually very prominent and long views of the site can be seen from the top of priory Park and Park Lane as well as throughout the Heath.

Para 176 of the NPPF states that "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues..." and that "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

The applicant has provided a detailed landscape and visual appraisal in order to quantify the impact on the surrounding designated landscape areas. The conclusion raised from the document is as follows:

"On balance it is considered that the development and its resultant cumulative built appearance, character and landscape will not be out of place when judged against the typical character of Character Area GW11, i.e. a sparsely settled and highly contained landscape of farmsteads and individual small cottages set within an undulating landscape. In addition, the overall adverse and beneficial effects of the proposal can be judged to be fairly finely balanced, the benefit of removal of clutter and enhancement of the setting of the windmill and granary buildings against, loss of open garden space and provision of two car parking bays. It is also noteworthy that Golf Cottage will be brought back into use and can continue to contribute to the wider social and cultural history of the site which continues to evolve as needs and demands change.

"Whilst there may be considered to be some adverse effects associated with the proposed building, the articulation of its roof form will help break up its massing and silhouette particularly when looking in a north west or south west direction and the cat-slide roof the scale and impact of the south east elevation on the adjacent trackway and Golf Cottage. Buffer planting on this boundary will also help to further filter the building in views from the southern side of Flanchford Road."

In addition, the Surrey Hills National Landscape adviser has been consulted and has raised no objection from a landscape perspective. Overall, it is considered that the impact on the wider landscape is acceptable on balance, subject to conditions relating to the materials and landscaping.

DESIGN AND CHARACTER

The proposal is for a new barn type structure situated adjacent to Golf Cottage. Proposed access would be from the northern side and there would be hardstanding to

the west of the new building (to the rear of Golf Cottage.) The design of the proposed building has evolved over both the course of the pre-applications and the planning applications, with most recently a change to the design of the roof of the building. In terms of materials, the applicant has stated that the barn walls and roof are to be clad in black corrugated metal which they state that this would reflect the black timber boarding of the adjacent historic structures.

As the site is within a sensitive historic location, being adjacent to a grade II* windmill and a grade II listed cottage, the conservation officer has been consulted. His comments are as follows:

"The Golf Club site is an important landmark location on Galley Hill in the middle of Reigate Heath with a landmark grade II* listed Windmill as well as curtilage granaries and a grade II listed Mill Cottage and curtilage outbuilding (now Artisan's Club). The proposals have been subject to extensive discussion and amendment. Given the importance and sensitivity of the location I consider that more traditional materials ie black featheredge weatherboard and handmade sandfaced plain clay tiles (or similar sandfaced plain tiles if budgetary constraint) should be used. The architect has indicated that they are happy to incorporate one or both such materials if affordable during the costing process. I consider that with the barn costs being perhaps a quarter of the budget that there are considerable opportunities to achieve this. I therefore have recommended a condition in regard to this issue.

"They have also said in their comments of the 31 October 2025 that they are willing to accept a number of conditions for other issues beyond the red line of the application. Given the concern that proposed new tree planting needs to be amended due to the need to avoid blocking views of the windmill, the architect proposed that the biodiversity net gain and planting plans should be conditioned for submission rather than approved at this stage (and the present planting plan needs to be superseded as it does not accord with the revised layout). The proposed planting would in any case at odds with the Reigate Heath Management Plan in terms of invasive Birch etc. The applicant's archaeologist has also indicated that they have noted my points in relation to the archaeological report and will take these into account if they proceed (These were that Galley Hill and associated 18th century burials were not mentioned and that Rocque's map shows Galley Hill which has the potential to be a Bronze Age settlement or a location for tumuli.)

"I therefore consider that the proposals are acceptable from a conservation viewpoint if the more sympathetic materials can be achieved".

The conservation officer has recommended a number of conditions relating to the materials of the proposed building, as well as landscaping, removal of the buildings subject to be demolished, as well as changes to other buildings on the site. This includes the painting of the concrete garage and water tank to be dark green, removal of the unauthorised uPVC windows in Mill Cottage and the artisan cottage, and the retention of millstones on the site. These conditions have been agreed in writing by the applicant. In addition, Historic England was consulted as the proposal could impact the setting of the grade II* windmill. However, they have no comments to make regarding the application delegating the heritage assessment to the council's conservation officer.

There is no objection to the change of use of Golf Cottage from residential to ancillary office and mess room facilities for the green keepers. It is noted that the Council has no planning policy to retain residential uses, and the applicant has informed the Council that Golf Cottage has been empty for a number of years. With the exception of a new door to the rear, the proposal would not cause any other external changes to that building and therefore the change of use is considered acceptable.

Overall, subject to the conditions being complied with, it is considered that the proposed development would be acceptable in terms of its design and impact upon the character of the wider area and the listed buildings, and complies in this regard with policies DES1 and NHE9.

NEIGHBOUR AMENITY

The site is a significant distance from neighbouring properties. Whilst it is noted that there is a residential property to the east of the proposal, Mill Cottage, this is owned by the Golf Club and are lived in by employees of the club. Notwithstanding this, it is considered unlikely that there would be any significant or material harm to the amenity of this property due to the single nature of the development and the distance between the buildings. Consequently, whilst giving rise to a degree of change in the relationship between buildings, the proposed scheme would not adversely affect the amenity of neighbouring properties, and complies in this regard with policy DES1.

HIGHWAY MATTERS

The site is accessed by a private track that leads from the road network at Flanchford Road. There is parking to the west of the site and the access then continues around the site to a car park to the rear. It is not considered that the proposal would cause a significant increase in the number of journeys to and from the golf club. Whilst two car parking spaces within the car park to the rear of the site would be lost, annexe 4 of the DMP states that there should be 3 car parking spaces per hole. The golf course is a 9 hole course and therefore the minimum number of spaces is 27. The main car park would retain spaces for 38 cars and therefore it is considered that there is sufficient car parking within both car parks for the golf club itself.

SCC Highways have been consulted and have no objections subject to a construction transport management plan which includes vehicle routing and hours of operation. This is considered important due to the narrowness of Flanchford Road to the south of the entrance to the golf course. Subject to the above condition being complied with, it is considered that the proposal complies in this regard with policy TAP1.

TREES AND LANDSCAPING

The site is set within Reigate Heath and is surrounded by the Reigate Heath SSSI. There are a number of small, largely domestic scale trees in the vicinity of the proposed works. The proposal has been assessed by the Council's tree officer who has stated that:

"The existing trees are indicated on the topographical surveys, but there is no tree survey on file to enable an assessment of their relative value. A site visit revealed no significant or important trees are likely to be affected."

In terms of landscaping, it is noted that the conservation officer has made comments within his response to the quantum and type of soft landscaping proposed and as noted, the applicant has agreed to a condition requiring further submissions relating to landscaping and to omit tree planting to ensure that views of the windmill are not obscured and to meet the objectives of the Reigate Heath Management Plan.

Subject to the landscaping condition being complied with, it is considered that the proposal complies in this regard with policy NHE3.

BNG AND ECOLOGY

The applicant has provided the statutory bio-diversity net gain metric, as well as a bio-diversity net gain assessment. Following amendments, SCC Ecology have stated that "the response letter from Deepdene Ecology (July 2025) provides a clear and well-evidenced justification for classifying the large area to the east as vegetated garden. The accompanying photographs and detailed descriptions adequately demonstrate that the

features within this habitat have been appropriately valued. I am satisfied that the habitat baseline is accurate and have no other concerns."

The BNG assessment has demonstrated that the proposed scheme will result in a net gain of 0.11 habitat units (11.57%) and a net gain of 0.09 hedgerow units (41.92%) by delivering all net gain on site

SCC Ecology have therefore recommended conditions relating to a Habitat Management and Monitoring Plan (HMMP). It is noted that the conservation officer has requested a revised BNG scheme due to the proposed planting potentially obscuring views of the listed buildings; however, this does not impact on the current acceptability from a BNG perspective of these proposals.

Turning to Ecology, the site is surrounded by the Reigate Heath SSSI, and therefore Surrey Wildlife Trust and Natural England have been consulted. Originally, SWT asked for further information; following this, both SWT and Natural England have raised no objections subject to a CEMP, an Ecological Enhancement Plan and an invasive species management plan be controlled by condition. The CEMP should also include details of how the Reigate Heath Local Nature Reserve (LNR).

Subject to those conditions being complied with, it is considered that the proposal complies with policy NHE2.

ARCHAEOLOGY

The site is within an area of High Archaeological Potential and therefore the County Archaeologist has been consulted. His comments are as follows:

"The site is within an Area of High Archaeological Potential for the Reigate Heath Bowl Barrow Cemetery that requires the submission of an archaeological assessment under Local Plan Development Management Policy NHE9 and so the applicants have provided an archaeological desk based assessment produced by the Surrey County Archaeological Unit.

"I can confirm that the assessment has consulted all currently available sources including the Surrey Historic Environment Record, to characterise the archaeological potential of the site and postulates that due to the proximity of the Bronze Age barrow cemetery, it is possible that the original windmill that is shown on the site in historic mapping may have utilised an earlier barrow mound and so concludes that the site has a high potential for archaeology from the prehistoric period with a moderate potential for Saxon and later periods and that further investigations may be required.

"I can confirm that to clarify whether significant archaeological remains are present on the site, a programme of investigation in the form of a trial trench evaluation would be appropriate. The results of the evaluation will enable suitable mitigation measures to be developed for the site should significant remains be present. These mitigation measures may involve more detailed excavation of any archaeological remains, but in the event of a find of exceptional significance then preservation in situ is the preferred option.

"The current mound indicates that any original barrow structure will have been heavily modified and disturbed and so in this case I do not consider that it is necessary for the archaeological work to be undertaken in advance of any planning permission and so securing the archaeological work as a condition of any planning permission would be a reasonable and proportionate response. To ensure the required archaeological work is secured satisfactorily, the following condition is appropriate and so I recommend that it be attached to any planning permission that may be granted:

"No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of

Investigation which has been submitted by the applicant and approved by the Planning Authority."

It is considered that subject to the above condition being complied with, the proposal complies with policy NHE9 in this regard.

CONCLUSION

For the reasons set out above I consider that planning permission should be GRANTED.

In reaching this conclusion I have taken account of all other matters raised by this application but have found nothing that outweighs the main planning issues upon which I have based my recommendation. In reaching this conclusion I have had due regard to the articles and conventions of the Human Rights Act.

Permission be Approved with Conditions

CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans.

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance.

Note: Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations or Section 73 of the Act for minor material alterations. An application must be made using the standard application forms and you should consult with us, to establish the correct type of application to be made.

Plan Type	Reference	Version	Date Received
Site Layout Plan	1949-304	P03	25.02.2026
Site Layout Plan	1949-305	P03	25.02.2026
Other Plan	1949-312	P03	02.04.2026
Elevation Plan	1949-309	P03	02.04.2026
Section Plan	1949-307	P03	02.04.2026
Section Plan	1949-306	P03	02.04.2026
Proposed Plans	1949-308	P03	02.04.2026
Section Plan	1949-310	P03	02.04.2026
Floor Plan	1949-311	P01	04.06.2025
Location Plan	1949-300	P01	04.06.2025
Section Plan	1949-303	P01	04.06.2025
Section Plan	1949-302	P01	04.06.2025
Location Plan	SB7500 - MBS	B	04.06.2025
Block Plan	1949-301	P01	04.06.2025
Landscaping Plan	SB7500 - TOPO	A	04.06.2025
Landscaping Plan	SB7500 - TOPO	A	04.06.2025
Landscaping Plan	SB7500 - TOPO	A	04.06.2025
Landscaping Plan	SB7500 - TOPO	A	04.06.2025
Landscaping Plan	SB7500 - TOPO	A	04.06.2025

Landscaping Plan	SB7500 - TOPO	A	04.06.2025
Elevation Plan	SB7500 - MBS - 1	B	04.06.2025
Elevation Plan	SB7500 - MBS - 2	B	04.06.2025
Elevation Plan	SB7500 - MBS - 3	B	04.06.2025
Elevation Plan	SB7500 - MBS - 4	B	04.06.2025
Elevation Plan	SB7500 - MBS - 5	B	04.06.2025
Elevation Plan	SB7500 - MBS - 6	B	04.06.2025
Elevation Plan	SB7500 - MBS - 7	B	04.06.2025
Elevation Plan	SB7500 - MBS - 8	B	04.06.2025
Elevation Plan	SB7500 - MBS - 9	B	04.06.2025
Elevation Plan	SB7500 - MBS - 10	B	04.06.2025
Elevation Plan	SB7500 - MBS - 11	B	04.06.2025
Elevation Plan	SB7500 - MBS - 12	B	04.06.2025
Elevation Plan	SB7500 - MBS - 13	B	04.06.2025
Elevation Plan	SB7500 - MBS - 14	B	04.06.2025
Elevation Plan	SB7500 - MBS - 15	B	04.06.2025
Elevation Plan	SB7500 - MBS - 16	B	04.06.2025
Elevation Plan	SB7500 - MBS - 17	B	04.06.2025
Elevation Plan	SB7500 - MBS - 18	B	04.06.2025
Elevation Plan	SB7500 - MBS - 19	B	04.06.2025
Elevation Plan	SB7500 - MBS - 20	B	04.06.2025
Elevation Plan	SB7500 - MBS - 21	B	04.06.2025
Elevation Plan	SB7500 - MBS - 22	B	04.06.2025
Elevation Plan	SB7500 - MBS - 23	B	04.06.2025
Elevation Plan	SB7500 - MBS - 24	B	04.06.2025
Elevation Plan	SB7500 - MBS - 25	B	04.06.2025
Elevation Plan	SB7500 - MBS - 26	B	04.06.2025
Elevation Plan	SB7500 - MBS - 27	B	04.06.2025
Elevation Plan	SB7500 - MBS - 28	B	04.06.2025
Elevation Plan	SB7500 - MBS - 29	B	04.06.2025
Section Plan	SB7500 - MBS - 30	B	04.06.2025
Section Plan	SB7500 - MBS - 31	B	04.06.2025
Section Plan	SB7500 - MBS - 32	B	04.06.2025
Section Plan	SB7500 - MBS - 33	B	04.06.2025
Section Plan	SB7500 - MBS - 34	B	04.06.2025
Section Plan	SB7500 - MBS - 35	B	04.06.2025
Section Plan	SB7500 - MBS - 36	B	04.06.2025
Section Plan	SB7500 - MBS - 37	B	04.06.2025
Section Plan	SB7500 - MBS - 38	B	04.06.2025
Section Plan	SB7500 - MBS - 39	B	04.06.2025
Section Plan	SB7500 - MBS - 40	B	04.06.2025
Section Plan	SB7500 - MBS - 41	B	04.06.2025
Section Plan	SB7500 - MBS - 42	B	04.06.2025
Section Plan	SB7500 - MBS - 43	B	04.06.2025
Elevation Plan	SB7500 - MBS - 44	B	04.06.2025
Elevation Plan	SB7500 - MBS - 45	B	04.06.2025

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

3. Before any work above slab level revised figures shall be submitted to and agreed in writing by the Local Planning Authority to demonstrate whether handmade clay

plain tiles or similar or black featheredge weatherboarding can be achieved on the new barn.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the listed building and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

4. Before the new barn is occupied, the following works need to be carried out:
 - the roof to the handmade clay plain tile granary shall be patched to match as well as any defective featheredge weatherboarding repaired.
 - the yellow tubing on the practice nets shall be replaced with black tubing.
 - the corrugated water or irrigation tank and concrete garage shall be painted dark green
 - all existing millstones shall be retained on site as well as any millstones uncovered during the building process.
 - the glass bin outside the granary buildings shall be relocated to the covered area adjoining the golf shop.
 - the unauthorised upvc windows at the listed building Mill Cottage and the Artisans Club shall be removed and replaced with white painted timber windows with casements in each opening to ensure equal sightlines and puttied glazing bars of traditional profile of width no greater than 20mm, to match the original window pattern. The glazing can be slim 4mm gap double glazing.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate external facing materials and detailing in the interest of maintaining the historic and architectural character of the listed building and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

5. Within three months of the first use of the barn, the following buildings shall be removed from the site: chemical store compound including fence and shed, silo palisade fence, existing wash down area, pump room shed, timber trolley store, the timber artisan's shed and any shed erected in the grounds of Mill Cottage except where authorised.

Reason: In order to enhance the historic and architectural character of the listed buildings and the visual amenities of the area along with maintaining the openness of the Metropolitan Green Belt with regard to Reigate and Banstead Development Management Plan 2019 policies DES1, NHE5, and NHE9.

6. No fencing shall be erected without the consent in writing of the Local Planning Authority and any gate shall be of a 5 bar timber construction and no higher than 1.3 metres unless details are otherwise submitted to and agreed in writing by the Local Planning Authority, including the enclosure to the new barn area.

Reason: To ensure that the development hereby permitted is only constructed using the appropriate fencing in the interest of maintaining the historic and architectural character of the listed building and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

7. Before the new barn is occupied the parking spaces between the tiled granary and the shed to the cottage shall be removed, the natural grass reseeded and logs placed between the end of the concrete path and the corner of the cottage shed and maintained on an ongoing basis to ensure no parking occurs in this location.

Reason: To enhance the historic and architectural character of the listed building and the visual amenities of the area with regard to Reigate and Banstead Development Management Plan 2019 policies DES1 and NHE9.

8. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the Local Planning Authority. The CEMP should include, but not be limited to:
 - a) Map showing the location of all ecological features
 - b) Risk assessment of the potentially damaging construction activities
 - c) Practical measures to avoid and reduce impacts during construction
 - d) Location and timing of works to avoid harm to biodiversity features
 - e) Responsible persons and lines of communication
 - f) Use of protective fencing, exclusion barriers and warning signs
 - g) Precautionary working measures for bats detailed in section 5 of the Bat Surevey Report

Reason: To ensure that any potential impact to protected species is adequately mitigated in accordance with the provisions of the National Planning Policy Framework and policy NHE2 of the Development Management Plan 2019.

9. Details of an Ecological Enhancement Plan shall be submitted to and approved in writing by the Local Planning Authority and it shall be carried out in full before the development is occupied.

Reason: To safeguard the ecological interest of the site in accordance with policy NHE2 of the Reigate and Banstead Development Management Plan 2019 and the National Planning Policy Framework.

10. Prior to the commencement of development, an invasive species management plan, prepared by a suitably qualified individual, that details how the control of invasive species will be managed on site, including roles and responsibilities shall be submitted to and approved in writing by the Local Planning Authority. The plan shall then be implemented during the course of construction.

Reason: To ensure that that the spread of invasive species including Japanese knotweed, Rhododendron and Cotoneaster is adequately mitigated in accordance with the provisions of the National Planning Policy Framework, policy NHE2 of the Development Management Plan 2019 and Schedule 9 of the Wildlife and Countryside Act 1981 (Part II).

11. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority and including:
 - a non-technical summary;
 - the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Reason: To provide enhancements to biodiversity in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

12. Monitoring Reports in accordance with the methodology and frequency specified in the approved Habitats Management and Monitoring Plan, submitted pursuant to Condition 11, shall be submitted to and approved in writing by the County Planning Authority.

Reason: To provide enhancements to biodiversity in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

13. Notwithstanding the approved plans a revised landscaping scheme shall be submitted before works commence to omit tree planting to ensure that views of the windmill are not obscured and to meet the objectives of the Reigate Heath Management Plan. Holly planting around the proposed barn would be appropriate but maintained on an ongoing basis to no higher than the highest eaves point of the barn.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme, prior to first occupation or within the first planting season following completion of the development hereby approved or in accordance with a programme agreed in writing with the local planning authority.

All new tree planting shall be positioned in accordance with guidelines and advice contained in the current British Standard 5837. Trees in relation to construction.

Any trees shrubs or plants planted in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees, and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3, DES1 and DES3, and the recommendations within British Standards including BS8545:2014 and British Standard 5837:2012.

14. No development shall commence until a Construction Transport Management Plan, to include details of:
- (a) parking for vehicles of site personnel, operatives and visitors
 - (b) loading and unloading of plant and materials
 - (c) storage of plant and materials
 - (d) programme of works (including measures for traffic management)
 - (e) provision of boundary hoarding behind any visibility zones
 - (f) vehicle routing
 - (g) measures to prevent the deposit of materials on the highway
 - (h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
 - (i) on-site turning for construction vehicles
- has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.
- (j) measures to prevent the deposit of materials upon the highway.

Reason: in order that the development should not prejudice highway safety, nor cause inconvenience to other highway users, and to accord with the National Planning Policy Framework 2019, Reigate and Banstead Core Strategy 2014 Policy CS17 and Reigate and Banstead Development Management Plan 2019 policies TAP1 and DES8.

15. No development shall take place until the applicant has secured the implementation of a programme of archaeological excavation and post-excavation work in accordance with a Written Scheme of Investigation which has been submitted to and approved by the Local Planning Authority.

Reason: The site covers an area in which it is considered necessary to preserve for future reference any archaeological information before it is destroyed by the development with regard to Reigate and Banstead Borough Development Management Plan 2019 policy NHE9. This is necessary to be a pre-commencement condition because the suitable recording of archaeology goes to the heart of the planning permission.

Statement of reason for grant of planning permission (Article 31 of The Town And Country Planning (Development Management Procedure) (England) Order 2010):

The development hereby permitted has been assessed against development plan policies DES1, NHE1, NHE2, NHE3, NHE5, NHE9, TAP1 and material considerations, including third party representations. It has been concluded that the development is in accordance with the development plan and there are no material considerations that justify refusal in the public interest.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development where possible, as set out within the National Planning Policy Framework.

INFORMATIVES

1. The use of landscape/arboricultural consultant is considered essential to provide acceptable submissions in respect of the above landscaping condition. The planting of trees and native hedging shall be in keeping with the character and appearance of the locality. There is an opportunity to incorporate structural landscape trees into the scheme to provide for future amenity and long term continued structural tree cover in this area. It is expected that the replacement structural landscape trees will be of [Semi-Mature/Advanced Nursery] stock /[Extra Heavy Standard/Heavy Standard] size with initial planting heights of not less than [6m/4.5m/4m/3.5m] with girth measurements at 1m above ground level in excess of [20/25cm/16/18cm/14/16cm/12/14cm].
2. The development MUST NOT COMMENCE until a Biodiversity Gain Plan has been approved. The effect of paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the

condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The Local Planning Authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission, would be Reigate and Banstead Council or any future successor Planning Authority.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7a of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available, this permission is considered to be one which will require the approval of a Biodiversity Gain Plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

3. If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

4. If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- a) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan; and
- b) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

5. 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).
6. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess

repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage.

7. In addition to any biodiversity requirements, you are strongly encouraged to help ensure your development is built in a nature friendly way. Please consider swift bricks; hedgehog holes and general wildlife advice as per the guidance contained in the links below, or if you are a house builder please consider making the home for nature commitment: https://www.wildlifetrusts.org/sites/default/files/2018-05/homes_for_people_and_wildlife_lr_-_spreads.pdf
<https://www.actionforswifts.com/>