

1 FONTHILL, 58 REIGATE ROAD, REIGATE APP/L3625/W/22/3310799 – CORE DOCUMENT LIST

Contents

CD1	Planning Documents
CD2	Appellant's Statements of Case
CD3	LPA's Statement of Case
CD4	Statement of Common Ground
CD5	Section 106 Agreement
CD6	Rebuttals
CD7	Documents Upon Which the LPA Made Their Decision
CD8	Comments on the Original Application
CD9	Relevant Appeal Decisions and Court Cases
CD10	Decision Notice and Officer's Report
CD11	Appeal Documents
CD12	Representations from Interested Parties
CD13	Additional Documents requested by the Inspector
CD14	Additional Documents Submitted Prior to Hearing Opening

CD1	Planning Documents
	Planning Policy Documents
CD1.1	NPPF
CD1.2	Core Strategy
CD1.3	Development Management Plan
CD1.4	Inspectors Final Report on the examination of the Core Strategy
CD1.5	The Regulation 10A Review of the Core Strategy
CD1.6	Addendum to the Agenda to the Extraordinary Council Meeting of 2 nd July 2019
	Housing Land Supply Documents
CD1.7	Reigate and Banstead Housing Monitor 2022
CD1.8	Reigate and Banstead Housing Monitor 2022 Erratum
CD1.9	Reigate and Banstead Housing Needs Assessment
CD1.10	Reigate and Banstead Strategic Housing Market Assessment
	Housing For Older People Documents
CD1.11	Older Person's Need Assessment, Three Dragons
CD1.12	Levelling-up and Regeneration Bill: reforms to national planning policy
CD1.13	Market Assessment of Housing Options for Older People
CD1.14	Housing in Later Life
CD1.15	Reigate and Banstead Housing for Older People October 2017
CD1.16	Reigate and Banstead Housing for Older People June 2016
CD1.17	More Choice, Greater Voice
CD1.18	Healthier and Happier
CD1.19	Housing for Older People (Second Report of Session 2017-2019)
CD1.20	Future of an Ageing Population
CD1.21	Fixing our Broken Housing Market
CD1.22	The business case for extra care housing in adult social care: an evaluation of extra care housing in East Sussex
CD1.23	Action to Prevent Falls
CD1.24	Making the Case for Retirement Villages
CD1.25	Identifying the Health Gain from Retirement Housing
CD1.26	Housing Markets and Independence in Old Age
CD1.27	House of Commons Housing, Communities and Local Government Select Committee (2018) Housing for Older People
CD1.28	All the Lonely People: Loneliness in Later Life
CD1.29	Is social exclusion still important for older people?
CD1.30	Improving housing with care choices for older people: an evaluation of extra care housing
	Design Documents
CD1.32	20.02081.F Consented Floorplans ground and first floor
CD1.33	20.02081.F Consented Floorplans second floor and roof
CD1.34	National Planning Practice Guidance – Design Process and Tools
CD1.35	National Design Guide
CD1.36	National Model Design Guide Part 1
CD1.37	National Model Design Guide Part 2
CD1.38	Approved Document M: Access to and use of buildings, volume 1: dwelling
CD1.39	RBBC Local Character and Distinctiveness Design Guide SPD
CD1.40	Indicative Renders
	Arboriculture Documents
CD1.41	Reigate & Banstead Borough Council Tree Preservation Order RE 964
CD1.42	British Standard BS5837: 2012, Trees in relation to design, demolition and construction – Recommendations
CD1.43	Building Research Establishment BR 209, Site layout planning for daylight and sunlight – A guide to good practice, 3rd Edition, 2022
CD1.44	Schroeders Begg LLP report 2079/I rev-01, Daylight & Sunlight Review, Fonthill January 2023
	20/02081/DET12 - Approved Landscape Scheme
CD1.45	Landscaping Plan BEE23659-11E Sheet 1
CD1.46	Landscaping Plan BEE23659-11E Sheet 2

CD2	Appellant's Statements of Case
CD2.1	Planning Statement of Case
CD2.2	Design Statement of Case
CD2.3	Heritage Appeal Statement
CD2.4	Arboricultural Appeal Statement
CD2.5	Hearing Statement on Housing Need and Supply

CD3	LPA's Statement of Case
CD3.1	Appeal Hearing Statement
CD3.2	Appendix A - Brockmere Appeal 2013
CD3.3	Appendix A –Chart Lane Conservation Area Appraisal
CD3.4	Appendix A - Fonthill Conservation Officer Proof of Evidence Final
CD3.5	Appendix A - Roof Alteration and Dormers SPG
CD3.6	Appendix B - Housing need and supply – Policy Team Comments
CD3.7	Appendix C – Housing Monitor 2022
CD3.8	Appendix D - Housing Monitor 2022 – Erratum October 2022
CD3.9	Appendix E – Review of the Reigate and Banstead Local Plan Core Strategy
CD3.10	Appendix F Core Strategy Inspector's Report
CD3.11	Appendix G – Housing for Older People (2016)
CD3.12	Appendix H – Housing for Older People (2017)

CD4	Statement of Common Ground
CD4.1	Statement OF Common Ground 28.03.2023

CD5	Section 106 Agreement
CD5.1	Completed Section 106 Agreement

CD6	Rebuttals

CD7	Documents Upon Which the LPA Made Their Decision
Plans	
CD7.1	Location Plan 193 P
CD7.2	Site Plan – Colour 193 P 101 P3
CD7.3	Site Plan - Roof 193 P 102 C
CD7.4	Site Plan Comparison 193 P 103 P2
CD7.5	Demolition Plan 193 P 104 P2
CD7.6	Ground Floor Plan - New Build 193 P 105 P6
CD7.7	First Floor Plan - New Build 193 P 106 P6
CD7.8	Second Floor Plan - New Build 193 P 107 P5
CD7.9	Roof & Terrace Floor Plan - New Build 193 108 P4
CD7.10	North and South Elevations - New Build 193 P 110 P4
CD7.11	West and East Elevations - New Build 193 P 111 P3
CD7.12	North and South Elevations - New Build 193 P 112 P1
CD7.13	South Elevation - New Build 193 P 113 P3
CD7.14	Combined Elevation West 193 P 114 P3
CD7.15	Combined East and West Elevations 193 P 115 P3
CD7.16	Main House basement and Coach House Ground Floor Plans 193 P 120 P1
CD7.17	Main House Ground Floor Plan 193 P 121 P1
CD7.18	Main House Elevations 193 P 122 P1
CD7.19	Coach House Front and rear Elevations 193 P 123 P1
CD7.20	Main House Sections and Hidden elevation 193 P 124 P1
CD7.21	Coach House - Proposed Floor plans and elevations 193 P 125 P2
CD7.22	Refuse plan 193 P 130 P5
CD7.23	Refuse Store Plans and Elevations 193 P 131 P3
CD7.24	Fire Plan 193 P 132 P5
CD7.25	Traffic Plan 193 P 133 P5
CD7.26	Site Plan - Wider Context 193 P 140 P2
CD7.27	Existing Site Layout E1
CD7.28	Basement Floor Plan E2
CD7.29	Existing Ground Floor Plan E3
CD7.30	Existing First Floor Plan E4
CD7.31	Existing Second Floor Plan E5
CD7.32	Existing Roof Plan E6
CD7.33	Existing South Elevation E7
CD7.34	Existing West Elevation E8
CD7.35	Existing North Elevation E9
CD7.36	Existing East Elevation E10
Documents	
CD7.37	10072-0200-T2 Drainage Layout
CD7.38	TPP01 Tree Impacts Plan
CD7.39	Sustainability Checklist
CD7.40	Carbon Reduction Statement
CD7.41	Energy Strategy and Sustainability Statement 1
CD7.42	Cover Letter
CD7.43	CIL form
CD7.44	Planning and Affordable Housing Statement
CD7.45	Design and Access Statement 193-D&A_Dec2
CD7.46	Drainage Strategy/FRA Issue 2
CD7.47	Heritage Statement
CD7.48	Ecological Assessment 9234
CD7.49	Transport Statement Issue 3
CD7.50	Energy and Sustainability Strategy; BEE.0007.21
CD7.51	Site Investigation and Risk Assessment Report J14357
CD7.52	Approval of Discharge of Condition Application 20/02081/DET19 UFM3
CD7.53	Arboricultural Implications Assessment and Method Statement

CD8	Comments on the Original Application
CD8.1	Conservation and Heritage 1
CD8.2	Conservation and Heritage 2
CD8.3	Conservation and Heritage 3
CD8.4	Crime Reduction Advisor
CD8.5	Reigate Ramblers – South
CD8.6	SCC Highways 09/08/22
CD8.7	SCC Highways 22/02/22
CD8.8	SUDS
CD8.9	Surrey Wildlife Trust
CD8.10	Surrey County Council 27/09/22
CD8.11	Surrey County Council 01/08/22
CD8.12	Surrey County Council 29/07/22
CD8.13	Ecology Planning Advice Service
CD8.14	PNN Police
CD8.15	Environmental Protection
CD8.16	Tree Consultant 1
CD8.17	Tree Consultant 2
CD8.18	Tree Consultant 3

CD9	Relevant Appeal Decisions and Court Cases
CD9.1	1 & 2 Rosebank Cottages, Reigate 3257176
CD9.2	Little Sparrows, Sonning Common 3265861
CD9.3	Land north of St George's Road, Semington 3236860
CD9.4	Land to the south of Chilvester Hill, Calne 3275477
CD9.5	Brockmere, 43 Wray Park Rad, Reigate 2214550
CD9.6	Brockmere, 43 Wray Park Rad, Reigate 3160204
CD9.7	Barwood Appeal Decision 3288019

CD10	Decision Notice and Officer's Report
CD10.1	LPA's Decision Notice
CD10.2	Officer's Report
Extant Permission	
CD10.3	Decision Notice for Application 20.02081.F
CD10.4	Officer's Report for Application 20.02081.F

CD11	Appeal Documents
CD11.1	Appeal Form
CD11.2	Appellant's Justification for Enquiry Procedure
CD11.3	Pre-Enquiry Statement of Case

CD12	Representations from Interested Parties

CD13	Additional Documents requested by the Inspector

CD14	Additional Documents Submitted Prior to the Hearing Opening
CD14.1	193-112 P3 Elevation Comparison*
*Submitted under the Weatcroft Principle	