

Public Document Pack

Legal and Democratic Services



To: All Members of the Planning Committee

Dear Councillor,

PLANNING COMMITTEE - THURSDAY, 22ND APRIL, 2021 ,
<https://attendee.gotowebinar.com/register/4746139109888192014>

Please find attached the following report for the meeting of the Planning Committee to be held on Thursday, 22nd April, 2021. This was not included in the original Agenda pack published previously.

1. **SUPPLEMENTARY INFORMATION: UPDATE REPORT** (Pages 3 - 32)

Updated material for Items 4 and 5 of the Planning Committee to be held on 22 April 2021, including updated Conditions and Heads of Terms.

For further information, please contact Democratic Services, email:
democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

Yours sincerely

A handwritten signature in black ink, appearing to read "K. Beldan".

Chief Executive

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Planning Committee 22nd April 2021 - UPDATE REPORT

Omitted words : aaaaa New wording in **bold**

Agenda item 4 - 21/00252/FUL

5 Consultation (Page 69).

6 additional letters of support has been received

- **Brownfield land, available for development**
- **Reasons for refusal of planning permission 19/01722/FUL has been addressed**
- **Need assessment is based on evidence**
- **Reduced pressure on NHS**
- **Legal & General would bring investment into Epsom**
- **Contribution to housing numbers, enables downsizing/freeing up existing housing stock, varied mix**
- **New green spaces**

4 additional letters of objection has been received

- **Inappropriate height**
- **Increased traffic and inadequate parking provision**

Epsom Civic Society (18.03.2021)

- **Inappropriate height (too tall, excessive bulk and overdevelopment)**
- **Adverse impact on neighbouring amenity**
- **Concerns regarding the Fire Report's recommendations (the design generally complies with the British Standards there are several areas for further development)**
- **Doubt regarding principle/need of Use Class C2 development**
- **Proposed leisure facilities could dilute the cohesion of the Town Centre**

40 Woodcote Green Road

- **Traffic safety (potential safety issues arising at the junction to be formed by the proposed site entrance on Woodcote Green Road)**

Officers have taken into consideration the new issue brought up within recent consultation:

1. **There is circa. 15 metres between the proposed site access and the driveway of 40 Woodcote Green Road and circa. 76 metres between Woodcote Green Road and the drop-off point for resident/staff parking within the Site.**
2. **During the AM & PM peak traffic hours, the proposed development would result in 98 and 64 less trips on Woodcote Green Road and turning into/out of the Site when compared to the existing hospital access (with these existing hospital trips being relocated to Dorking Road)**
3. **Due to the low number of arrivals, the modelling of the proposed site access results in no queuing on Woodcote Green Road; and**
4. **There is more than enough parking provided on Site to accommodate the predicted demand.**

Statutory consultations (page 70)

Health and Safety England (**22.04.2021**): **Development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.**

Para 4.8 (page 68). Dimensions are clarified below:

West block (A)

- The massing of the West block varies in storey heights from 2 to 8 storeys, with lower elements towards ~~sensitive~~ the more **sensitive** street scape and residential boundary frontages.

Para 4.9 (page 68). The proposal seeks to address the reasons for refusal, associated with planning application ref: 19/01722/FUL. The proposal seeks to setback buildings fronting Woodcote Green

Road. The setback of the west building has increased from 7 metres to 16 metres and the setback from the east building has been increased from between ~~22~~ 2.2 and 5.5 metres to between 5 metres and 10 metres. Additionally, a step has been incorporated in the frontage to provide additional depth and articulation to the Site frontage.

Para 9.17 (Page 76). The proposal seeks a quantity of care residences, falling under Use Class C2. It does not seek “standard housing”, which would fall under Use Class C3. **The scheme does provide housing, albeit housing which is secured for older people who have a need for care. The Council does count this type of housing in respect of its housing delivery requirements.**

Para 10.1 (Page 78). The proposal seeks (inter alia):

- Up to 267 Guild Living Residences, including 1, 2 and 3 bedroom apartments for
- both sale and rent
- Up to 38 Guild Care Residences and Suites
- 24 key worker accommodation **(C3)**

Para 10.4 (Page 78). The Care Residences include a kitchenette, which will allow a higher level of independent living. The Care Suites do not provide food preparation spaces, but all meals in Care Suites would be provided either **in the units or in** communal dining.

Para 12.11 (Page 92). The DAS sets out that profile metal panels are introduced to act as a neutral material between brick bays to complete the overall facade expression. €

Para 12.12 (Page 92). The DAS sets out that curtain wall glazing panels are introduced ~~introduced~~ with subtle shifts between heights as another layer that responds to the ground level ~~programme~~ **provision** of accommodation, whilst providing variation, transparency and enhancing the overall facade articulation

Para 12.16 (Page 93). A scheme audit was received on 29.03.2021, by DEFINE. This examines this proposal, following the refusal of planning permission for application 19/01722/FUL, reviewing the specific reasons for refusal. **DEFINE are design advisors, who had been engaged by Guild Living to review the overall scheme design. DEFINE undertook a design review and provided advice to Guild Living, to address the reasons for the refusal of the previous application. DEFINE also provided input on consultation responses.**

Paras 15.1 – 15.5 (Page 103). These paragraphs set out why the 38 Guild Care Residences and Suites do not need to meet Nationally Described Space Standards, but to confirm, Guild Living Residences do meet the Nationally Described Space Standards

Para 15.15 (Page 104). A resident garden is proposed on ~~level~~ **level** 04 of building B, designed with a private landscaped terrace, providing 920m² of private outdoor amenity for residents.

Update to Heads of Terms, Condition and Informatives, captured within a separate document.

Agenda item 5 - 20/01079/FUL

Page 175:

Part A

24.1 Subject to a legal agreements being completed and signed by the 22nd July 2021

Car Club

Details of a Car Club Scheme with the Car Club Operator to be submitted to the **County Council's Highway Authority** for approval and thereafter to implement such approved scheme before the Occupation of any Dwelling to the **County Council's** reasonable satisfaction.

There shall be no occupation of the development until the Car Club Scheme has been provided, or the Car Club Contribution has been paid in full to the **County Council**.

Off-Site Highway works

Prior to the commencement of the development hereby permitted to submit for the written approval of the ~~Local Planning Authority, in consultation with~~ the Highway Authority, details of push button controlled pedestrian crossing facilities on London Road. The approved crossing facilities shall be provided prior to first occupation of the development.

Bus Infrastructure

Prior to the commencement of the development hereby permitted to submit for the written approval of the ~~Local Planning Authority, in consultation with~~ the Highway Authority, details of improved bus stop infrastructure at both the A24 north-side bus stop and A24 south-side bus stop to include shelters and Real Time Passenger Information. The approved bus stop infrastructure shall be provided prior to first occupation of the development.

Page 175 and 176:

In the absence of a completed legal obligation under **section 278 agreement of the Highways Act 1980 and/or** section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with Policy CS9 (Affordable Housing and meeting Housing Needs) in relation to the provision of 12 on site affordable housing units, and a commuted sum of £149,000 in lieu of the on-site provision of an affordable unit **and/or necessary infrastructure/provision to make the scheme acceptable to comply with Policies DM37 (Parking Standards), CS16 (Managing transport and travel) and CS6 (Sustainability in New Developments) in relation to the provision of parking, car-club, Off-Site Highway works and improvements to the bus stop infrastructure to make the scheme acceptable on highway and pedestrian grounds.**

Page 184:

Insertion of two additional conditions:

- 28. All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.**

Reason: In order to comply with Policy CS6 (Sustainability in New development) of the LDF Core Strategy (2007).

- 29. All non-CHP space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development must achieve dry NOx emission levels equivalent to or less than 30 mg/kWh.**

Reason: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.

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1 Recommendation

Part A: Grant planning permission, in accordance with the proposed conditions and subject to a Section 106 Agreement being signed by **22 July 2021** and securing the following Heads of Terms and conditions:

Key worker accommodation

- Re-provision of 24 key worker units
- Set to an affordable rent level
- Designated for employees or a person employed by the NHS.
- Managed by NHS St Kilda Trust, with a 250 year lease over the units

Affordable housing

C2 Use restrictions

- **Extra-care development, falling under Use Class C2**
- 65 qualifying age
- Definition of qualifying assessment
- Definition of care
- 2.5 hours care minimum per week Restriction to occupancy of Owner/Partner

Off-site highways works

- **No part of the development shall be first occupied unless and until the following have been implemented at the Applicant/Developer's expense in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority:**
- **Prior to the first occupation of the site the applicant shall pay the County Council £4,447.55 for the purchase and installation of two Vehicle Activated Signs to be provided on Woodcote Green Road.**
- All required contributions to Traffic Regulation Order changes, as appropriate

Bus infrastructure

- **No part of the development shall be first occupied unless and until the following package of measures have been implemented in accordance with a scheme (including detailed design) to be submitted to and approved in writing by the Local Planning Authority:**
- Woodcote Green Road (westbound bus stop) – The provision of raised kerbing (to a height of 140mm over a 9.0m length) to ensure level access onto / off buses
- Dorking Road (eastbound and westbound stops to include bus stops P, Q & R) – The provision of raised kerbing (to a height of 140mm over a 9.0m length) to ensure level access onto / off buses
- Dorking Road (eastbound and westbound stops to include bus stops P, Q and R) – Real Time Passenger Information displays (RTPI) displays to be installed and commissioned within all bus shelters by Surrey County Council's RTPI Contractor.
- RTPI display linked to Surrey County Council's RTPI system to be installed within communal area of the development, and thereafter shall be kept permanently retained and maintained to the satisfaction of the Local Planning Authority

Travel Plan and monitoring fee

- The Applicant/**Developer** shall contribute an amount of £6.150 for auditing of the Travel Plan

Residents' car club

- **Prior to occupation, to submit the Car Club Scheme to the Local Planning Authority for approval and to implement such approved Car Club Scheme prior to the occupation of the first residential unit to be occupied. The Car Club Scheme shall comply with the Surrey Guidance on Car Clubs in New Developments, to include but not be limited to, the following requirements:**
- **That the Owner shall procure the establishment, operation and promotion of the Car Club and provide the name and address of the operator of the Car Club to the Local Planning Authority prior to occupation of the first occupation of the development**
- **An on-site car club bay to be located in an open and highly visible location with a fast charge electric vehicle charging point**
- **Every residential unit shall have the offer of free membership of the Car Club for one year. This offer will extend to the first occupier of any dwelling only. The offer of free membership must be accepted by the Occupier within 3 months of such offer being made and will last one year irrespective of any change in the details of the occupier. The offer will also include 25 miles of free use of the Car Club Contribution to Traffic Regulation Order changes, as appropriate**

Publically assessable car club

- ***Prior to occupation, to submit the Car Club Scheme to the Local Planning Authority for approval and to implement such approved Car Club Scheme prior to the occupation of the first residential unit to be occupied. The Car Club Scheme shall comply with the Surrey Guidance on Car Clubs in New Developments, to include but not be limited to, the following requirements:***
- ***That the Owner shall procure the establishment, operation and promotion of the Car Club and provide the name and address of the operator of the Car Club to the Local Planning Authority prior to occupation of the first occupation of the development***
- ***An on-site car club bay to be located in an open and highly visible location with a fast charge electric vehicle charging point***

Landscape Ecological Management Plan

- Management of public and private spaces
- To protect notable species and habitats on Application Site and to ensure longevity and successive planting
- Management arrangements for compliance

Pedestrian and cycle routes within the Applicant Site

- **Route through the Application Site to be open and publically assessable**
- **The Applicant/Developer to submit details of management of route to the Local Planning Authority prior to use**

Employment skills plan

- Access to employment opportunities post pre and post construction.

Nursery

- **No less than 80% of child spaces in the nursery to be first offered to NHS staff.**

Woodcote Millennium Green

- **A contribution of £25,500 to be made towards the ongoing repairs and maintenance of the Woodcote Millennium Green.**

Other contractual matters

- S106 monitoring fee, to monitor and sign off compliance of 106 Obligations

Part B: In the event the Section 106 Agreement referred to in Part A is not completed by **22 July 2021**, the Head of Planning is authorised to refuse the application for the following reason:

In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990) as amended), the applicant has failed to comply with:

- Policy CS9 in relation to the provision of housing or a commuted sum in lieu of the on-site provision of affordable housing
- **Policy CS7 and Policy DM21 in relation to providing Use Class C2 accommodation**
- **Policy CS16, Policy DM36 and Policy DM37 in relation to providing a proposal that is appropriate to the highways network, providing safe accesses, providing an appropriate level of car parking and securing sustainable travel**
- **Policy DM5 in relation to protecting existing trees and encouraging planting of trees and landscaping**
- **To provide opportunities to improve local employment and training, in line with the Economic Development Strategy**

Condition(s):

- (1) 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 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans:

EPS001-MPI-XX-ZZ-DR-A-00-001 - SITE LOCATION PLAN & EXISTING SITE PLAN – dated 05.02.21

EPS001-MPI-ZZ-ZZ-DR-A-00-002 - PROPOSED SITE PLAN – dated 05.02.21

EPS001-MPI-XX-ZZ-DR-A-00-003 - DEMOLITION PLAN – dated 05.02.21

EPS001-MPI-ZZ-00-DR-A-01-100 - LEVEL 00 FLOOR PLAN – dated 05.02.21

EPS001-MPI-ZZ-00-DR-A-01-101 - LEVEL 01 FLOOR PLAN – dated 05.02.21

EPS001-MPI-ZZ-00-DR-A-01-102 - LEVEL 02 FLOOR PLAN – dated 05.02.21

- EPS001-MPI-ZZ-00-DR-A-01-103 - LEVEL 03 FLOOR PLAN – dated 05.02.21
- EPS001-MPI-ZZ-00-DR-A-01-104 - LEVEL 04 FLOOR PLAN – dated 05.02.21
- EPS001-MPI-ZZ-00-DR-A-01-105 - LEVEL 05-07 FLOOR PLAN – dated 05.02.21
- EPS001-MPI-ZZ-00-DR-A-01-106 - LEVEL ROOF PLAN – dated 05.02.21
- EPS001-MPI-XX-SX-DR-A-20-200 - SITE SECTIONS 1:500 – dated 05.02.21
- EPS001-MPI-XX-SX-DR-A-20-201 - BUILDING SECTION A-A' & B-B' - dated 05.02.21
- EPS001-MPI-XX-SX-DR-A-20-202 - BUILDING SECTION C-C' & D-D – dated 05.02.21
- EPS001-MPI-XX-SX-DR-A-20-203 - BUILDING SECTION EE – dated 05.02.21
- EPS001-MPI-XX-SX-DR-A-20-205 - SITE SECTIONS - STREET CONTEXT – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-300 - ELEVATION 1A-1A - BUILDING A SOUTH – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-301 - ELEVATION 1B-1B - BUILDING B COURTYARD SOUTH – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-302 - ELEVATION 2-2 - BUILDING A PODIUM SOUTH – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-303 - ELEVATION 3-3 - BUILDING A NORTH – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-304 - ELEVATION 4-4 - BUILDING A WEST – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-305 - ELEVATION 5-5 - BUILDING A EAST – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-306 - ELEVATION 6-6 - BUILDING A SOUTH – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-307 - ELEVATION 7-7 - BUILDING A DROP-OFF SOUTH – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-308 - ELEVATION 8-8 - BUILDING B EAST – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-309 - ELEVATION 9-9 - BUILDING B WEST – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-310 - ELEVATION 10-10 - BUILDING A/B NORTH – dated 05.02.21
- EPS001-MPI-XX-EL-DR-A-20-311 - ELEVATION 11-11 - BUILDING B NORTH – dated 05.02.21

EPS001-MPI-XX-EL-DR-A-20-312 - ELEVATION 12-12 - BUILDING A WEST – dated 05.02.21

EPS001-MPI-XX-EL-DR-A-20-313 - ELEVATION 13-13 - BUILDING A PODIUM EAST – dated 05.02.21

EPS001-MPI-AZ-00-DR-A-20-500 - BUILDING A - L00 – dated 05.02.21

EPS001-MPI-AZ-01-DR-A-20-501 - BUILDING A - L01 – dated 05.02.21

EPS001-MPI-AZ-02-DR-A-20-502 - BUILDING A - L02 – dated 05.02.21

EPS001-MPI-AZ-03-DR-A-20-503 - BUILDING A - L03 – dated 05.02.21

EPS001-MPI-AZ-04-DR-A-20-504 - BUILDING A - L04 – dated 05.02.21

EPS001-MPI-AZ-ZZ-DR-A-20-505 - BUILDING A - L05-07 – dated 05.02.21

EPS001-MPI-AZ-RF-DR-A-20-506 - BUILDING A - ROOF LEVEL – dated 05.02.21

EPS001-MPI-BZ-00-DR-A-20-510 - BUILDING B - L00 – dated 05.02.21

EPS001-MPI-BZ-01-DR-A-20-511 - BUILDING B - L01 – dated 05.02.21

EPS001-MPI-BZ-02-DR-A-20-512 - BUILDING B - L02 – dated 05.02.21

EPS001-MPI-BZ-03-DR-A-20-513 - BUILDING B - L03 – dated 05.02.21

EPS001-MPI-BZ-04-DR-A-20-514 - BUILDING B - L04 – dated 05.02.21

EPS001-MPI-BZ-ZZ-DR-A-20-515 - BUILDING B - L05-07 – dated 05.02.21

EPS001-MPI-BZ-RF-DR-A-20-516 - BUILDING B - ROOF LEVEL – dated 05.02.21

EPS001-MPI-XX-XX-DR-A-21-300 - TYPICAL BAY STUDY - BAY 1 - JULIET BALCONY DETAIL – dated 05.02.21

EPS001-MPI-XX-XX-DR-A-21-301 - TYPICAL BAY STUDY - BAY 2 - BOLT ON BALCONY DETAIL – dated 05.02.21

EPS001-MPI-XX-XX-DR-A-21-302 - TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL – dated 05.02.21

EPS001-MPI-XX-XX-DR-A-30-100 - TYPICAL UNIT LAYOUTS - 1 BED – dated 05.02.21

EPS001-MPI-XX-XX-DR-A-30-101 - TYPICAL UNIT LAYOUTS - 2 BEDS – dated 05.02.21

EPS001-MPI-XX-XX-DR-A-30-102 - TYPICAL UNIT LAYOUTS - 3 BEDS – dated 05.01.21

EPS001-MPI-XX-XX-DR-A-30-103 - TYPICAL UNIT LAYOUTS - GCS & GCR – dated 05.02.21

656_P_00_100 P06 - Masterplan Ground Floor – dated 02.02.21

596_S_00_100 P01 - Landscape General Arrangement Sections A-A– dated 18.01.20

596_S_00_101 P01 - Landscape General Arrangement Sections BB CC – dated 18.01.20

656_P_00_100 P02 - Roof Masterplan – dated 02.02.21

Archaeological Desk Based Assessment, Written Scheme of Investigation and Evaluation Report, dated January 2021

Ground Investigation Report, dated 18.01.2021

Daylight, Sunlight and Overshadowing Report, January 2021

Daylight and Sunlight letter, Avison Young, ref 02C000731/DS41, dated 04.02.2021

Outline Servicing and Waste Management Plan, dated February 2021

Fire Strategy, dated 05 February 2021

Floor Risk Assessment, dated 19 January 2021

Foul & Surface Water Drainage Strategy, dated 15 January 2021

Exterior Lighting Report, dated 3 February 2021

Transport Assessment, dated January 2021, as updated

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy CS5 of the Core Strategy (2007).

- (3) Unless otherwise agreed by the Local Planning Authority, the following must be undertaken following demolition and prior to occupation of the new development, in accordance with current best practice guidance:

A site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants (including asbestos and hydrocarbons) with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. If ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site and verification report shall incorporate the approved additional measures.

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and or/ecosystems as required by Policy DM10 of the Development Management Policies Document (2015).

- (4) Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) An additional site investigation scheme, based on the GIR, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 2) The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: For the protection of Controlled Waters. The site is located over a Secondary Aquifer and it is reported that the site is affected by historic contamination.

- (5) Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use.

- (6) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters.

- (7) Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are permitted other than with the express written consent of the

Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater.

- (8) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.

- (9) The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the 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 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate equivalent of 52l/s.

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.

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.

Reason: To ensure 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

- (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 Local

Planning Authority. This must demonstrate that the 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)

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

- (11) The development shall be undertaken in accordance with the programme of palaeo-environmental assessment and analysis set out in Table 9 of Archaeology South East's report (Reference 202181, dated October 2020).

Reason: The site is of high archaeological potential and it is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy CS5 of the Core Strategy (2007).

- (12) No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area and in order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies 2015.

- (13) Prior to commencement of above ground works/the relevant part of the development hereby permitted, a sample of all new cladding materials including aluminium panelling shall be made available to be approved by the local planning authority on site. The work shall not be carried out otherwise than as to conform to approve samples.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (14) Prior to commencement of above ground works/the relevant part of the development hereby permitted, satisfactory samples and fully specified drawings of all landscape furniture shall be made available to be approved by the local planning authority on site. The work shall not be carried out otherwise than as to conform to approve samples.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015

- (15) Prior to commencement of above ground works / the relevant part of the development hereby permitted, a sample of each of the proposed brick finishes a 1m X 1m shall be constructed on site for inspection and approval by the local planning authority. These shall illustrate the proposed brick in colour, texture, module, bond, pointing and mortar colour proposed for the building and shall be retained on site as a model for the work on site. The work shall not be carried out otherwise than as to conform to approve samples.

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015

- (16) Prior to commencement of above ground works/the relevant part of the development hereby permitted, section detail drawings through all parapets, roof edges (including the boundaries of roof terraces, reveals, soffits, lintel and cills), **windows and balconies** at a scale of 1:2 shall be submitted to the local planning authority. No works shall commence until these specifications are approved by the Local Planning Authority and shall carried out in accordance with the approved specifications

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (17) No development, above ground floor slab level, shall commence until a scheme of hard and soft landscaping has been submitted to the Local Planning Authority for approval, which shall include details of all existing trees on the land, and details of any to be retained, together with measures for their protection, in the course of development. The scheme shall indicate the location and species of plants and trees to be planted on the site. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the final occupation of the building(s) or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees of planted removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the Local Planning Authority gives written consent to any variation

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (18) The development hereby approved shall be carried out in accordance with the protection, mitigation and enhancement measures detailed in the Ecological Impact Assessment, dated 18 January 2021, prior to the first occupation of the development and/or in accordance with the approved timetable detailed in the ecological assessment and plan. The approved measures shall thereafter be maintained

Reason: To preserve and enhance biodiversity and habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015.

- (19) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (20) Prior to the commencement of development hereby permitted, solid hoarding to the boundary shall be erected as detailed in the Construction Environmental Management Plan, Revision 5, prepared by Morgan Sindall. The development shall be carried out in accordance with the approved details and the hoarding shall be maintained in good condition

Reason: In the interests of safeguarding residential amenity in accordance with Policy DM10 of the Development Management Policies 2015

- (21) The development shall be carried out in accordance with the Construction Environmental Management Plan, Revision 5, prepared by Morgan Sindall

Reason: In the interests of safeguarding residential amenity in accordance with Policy DM10 of the Development Management Policies 2015

- (22) No burning of materials arising from site clearance and subsequent construction works on the site may be carried out at any time

Reason: In the interests of safeguarding residential amenity in accordance with Policy DM10 of the Development Management Policies 2015.

- (23) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (24) The development hereby approved shall be undertaken in accordance with the Construction Environmental Management Plan, Revision 5, prepared by Morgan Sindall

Reason: In the interests of safeguarding residential amenity in accordance with Policy DM10 of the Development Management Policies 2015

- (25) The development must be carried out in accordance with the submitted Environmental Noise Survey and Acoustic Design Statement carried out by Hann Tucker Associates document reference 26691/PNA1/Rev4 dated 20 January 2021. The recommended mitigation measures within the report to ensure that the building design complies with the requirements of BS 8233 : 2014 must be implemented in full and retained thereafter.

Reason: In the interests of safeguarding residential amenity in accordance with Policy DM10 of the Development Management Policies 2015.

- (26) The development must be carried out in accordance with the submitted Air Quality Assessment, including any proposed mitigation measures, carried out by Arup dated 13 January 2021. The submitted scheme shall be maintained thereafter.

Reason: To sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with paragraph 181 of the National Planning Policy Framework

- (27) Prior to **occupation**, the testing frequency of the standby generators and smoke extraction fans shall be agreed by the LPA.

Reason: To protect the occupants of nearby residential properties from noise disturbance in accordance with Policy DM10 of the Development Management Policies 2015.

- (28) The approved Travel Plan (Feb 2021) shall be implemented upon first occupation of the site and for every subsequent occupation of the development, and thereafter the Travel Plan shall be maintained and developed to the satisfaction of the Local Planning Authority.

Reason: in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019

- (29) The development hereby approved shall not be first occupied unless and until the following facilities have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for:

(a) The secure parking of bicycles within the development site,

(b) Facilities within the development site for cyclist to change into and out of cyclist equipment / shower

(c) Facilities within the development site for cyclists to store cyclist equipment, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority

Reason: in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019

- (30) The development hereby approved shall not be occupied unless and until 20% of the proposed parking spaces are provided with a fast charge socket, and an additional 20% should be provided with the infrastructure required for electric vehicle charging (current minimum requirements - 7 kw 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 Local Planning Authority and thereafter retained and maintained to the satisfaction of the Local Planning Authority

Reason: in recognition of Section 9 “Promoting Sustainable Transport” in the National Planning Policy Framework 2019

- (31) No part of the development shall be first occupied unless and until the two proposed vehicular accesses to Woodcote Green Road have been constructed and provided with visibility zones in general accordance with drawing B/GLEPSOM.1/09 Rev A and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (32) The development hereby approved shall not be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of each access to Woodcote Green Road, the depth measured from the back of the footway and the widths outwards from the edges of the access. No obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (33) No part of the development shall be first occupied unless and until the existing vehicular access to Epsom General Hospital from Woodcote Green Road has been modified in accordance with B/GLEPSOM.1/09 Rev A and thereafter shall be kept permanently retained and maintained

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (34) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning areas shall be retained and maintained for their designated purposes.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (35) 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) HGV deliveries and hours of operation

(g) vehicle routing

(h) measures to prevent the deposit of materials on the highway

(i) before and after construction condition surveys of the highway and a commitment to repair any damage caused

(j) 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.

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (36) No part of the development shall be occupied unless and until the footway on Woodcote Green Road has been widened to 2m wide along the south eastern boundary of the application site in accordance with a scheme to be submitted to and approved in writing by the local planning authority, and thereafter to be permanently retained

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (37) **The retail units shall operate under Class E(a) of the of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).**The retail units shall only be open for trade between the hours of 0700 and 2100 Mondays to Saturdays and between 0800 and 2100 hours on Sundays

Reason: in order that the development does not prejudice highway safety nor cause inconvenience to other highway users and in order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015.

- (38) Prior to the occupation of the development a Car Park Management Plan shall be submitted for the written approval of the Local Planning Authority and then the approved Car Park Management Plan shall be implemented and for each and every subsequent occupation of the development, to the satisfaction of the Local Planning Authority

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (39) Prior to the occupation of the development a Refuse, Deliveries and Servicing Management Plan shall be submitted for the written approval of the Local Planning Authority and then the approved Refuse, Deliveries and Servicing Management Plan shall be implemented and for each and every subsequent occupation of the development, to the satisfaction of the Local Planning Authority

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (40) No part of the development shall be occupied until 'No Entry' signing and 'No Entry' markings have been provided at the site egress and 'Entry' signing, and 'One Way' markings have been provided within the site ingress in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority, and thereafter shall be permanently retained and maintained

Reason: in order that the development should not prejudice highway safety nor cause inconvenience to other highway users

- (41) **No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. For clarity, the following is required:**

- **Details on all underground service within the root protection areas (RPA`s) of trees and measures for construction methods to prevent root damage**
- **Details of all level changes within RPA`s of retained trees and measures of construction methods to prevent root damage**
- **Details of all construction activity both above and below ground within RPA`s of retained trees and measures of construction methods to prevent root damage**
- **Details of all hard surface treatments both above and below ground within RPA`s of retained trees and measures of construction methods to prevent root damage**
- **Programme of arboricultural supervision and reporting of protection measures to the LPA**

The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (42) Before development takes place tree protection measures shall be installed and any further information provided in accordance with the submitted arboricultural information. The applicant shall arrange a pre-commencement meeting after the installation of the tree protection between the Borough Council and the applicant/**developer's** project arboriculturist to allow inspection of the protection measures

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (43) In this condition "retained tree" means an existing tree, which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the first occupation of the development

a) no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the details set out in the Arboricultural Report, Ref 0121- 9001 Rev 1 dated January 2021 and Tree Protection Plan Drawing No. TPP 1 dated 12/01/2021, without the written approval of the Borough Council. Any pruning shall be carried out in accordance with British Standard 3998 (tree work) and in accordance with the arboricultural method statement

b) if any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Borough Council

c) tree protection shall be maintained in-situ and not moved or removed until all construction has finished and equipment, materials, or machinery are removed from site

d) The arboricultural protection information and plans submitted as part of the application, and listed in the approved plans condition, or submitted to meet a condition of consent shall be implemented and adhered to at all times during the construction process unless otherwise agreed in writing with the Borough Council. This shall include any requirement for arboricultural supervision and site monitoring. The development thereafter shall be implemented in strict accordance with the submitted details

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (44) **No development above ground level shall take place until details of all proposed walls, fences and boundary treatment are submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details prior to the first occupation of the development for residential purposes and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.**

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015

- (45) Prior to commencement of above ground works, full details of all proposed tree planting, the proposed times of planting, and arrangements for aftercare over a period of 5 years have been approved in writing by the Borough Council. All tree planting and aftercare shall be carried out in accordance with those details and at those times. If within a period of five years from the date of the planting of any tree, that tree, or any planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted in the same place, unless the Borough Council gives its written consent to any variation

Reason: To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015.

- (46) Prior to above ground works **of relevant parts of the development:**

(a) details of an external lighting scheme has been submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination.

Any lighting, which is so installed, shall thereafter be maintained and operated in accordance with the approved details and shall not be altered other than for routine maintenance

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties and in the interest of visual amenity, in accordance with Policies CS5 and CS16 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (47) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, B, C, D, E, F, G, H of that Order.

Reason: To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of future occupants of the development or the occupiers of adjoining property in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM10 and DM12 of the Development Management Policies 2015.

- (48) Following consultation with Surrey Policy, prior to the first occupation of the development a Security Management plan shall be submitted to and approved in writing by the Local Planning Authority. The Security Management plan, as approved, is to be implemented from the first occupation of the development and is to be maintained for the duration of the development

Reason: To provide a safe physical environment in accordance with policy CS6 of the Core Strategy (2007) and policy DM10 of the Development Management Policies 2015.

- (49) The non-residential areas of the scheme shall achieve BREEAM 'very good' (or any such national measure of sustainability for design that replaces this). The development shall not be occupied until a Certificate has been issued, certifying that code level has been achieved. **The development shall accord with the sustainability principles set out within the submitted Energy and Sustainability Document (Rev 05), dated 03 February 2021.**

Reason: To accord with the aims of policy CS6 of the Epsom & Ewell Borough Council Core Strategy (2007)

- (50) **All non-CHP space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development must achieve dry NOx emission levels equivalent to or less than 30 mg/kWh.**

Reason: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To accord with the aims of policy CS6 of the Epsom & Ewell Borough Council Core Strategy (2007)

- (51) Prior to the commencement of construction of the development hereby approved an assessment of the risk of overheating should be undertaken with dynamic simulation, based on CIBSE TM59:2017 and adopting weather files as indicated in CIBSE TM49:2014 or any other methodology that may replace it. If overheating is present on the assessment, strategies proposed to mitigate the problem shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to mitigate the risk of overheating with passive strategies avoiding reliance on active cooling systems and in order to comply with policy CS6 of the Epsom & Ewell Borough Council Core Strategy (2007)

- (52) **All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.**

Reason: In order to comply with policy CS6 of the Epsom & Ewell Borough Council Core Strategy (2007)

- (53) Prior to the occupation of the nursery, details of the children's play area, including the number, type and design of play equipment, surfacing and enclosures are submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details and thereafter retained.

Reason: To secure community facilities in accordance with Policy CS13 of the Core Strategy (2007).

- (54) Prior to the occupation of the nursery, details shall be submitted to and approved by the Local Planning Authority, regarding the days and times the nursery shall open. The nursery shall allow for a maximum of 40 children and shall operate as a nursery only and no other use within the appropriate Use Class.

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties, visual amenity and highway safety in accordance with Policies CS5 and CS16 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015.

- (55) No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact/cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

- (56) No development shall be occupied until confirmation has been provided that either:

- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied.

Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the

discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Informative(s):

- (1) **In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.**
- (2) **Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.**
- (3) 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.
- (4) 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.
- (5) If there are any further queries please contact the Flood Risk Asset, Planning, and Programming team via SUDS@surreycc.gov.uk. Please use the reference number in any future correspondence
- (6) Piling or other penetrative methods of foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters.
- (7) Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway
- (8) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service

- (9) The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, potentially, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see
- (10) <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/floodingadvice.
- (11) 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)
- (12) A pedestrian inter-visibility splay of 2m by 2m shall be provided on each side of the access, the depth measured from the back of the footway and the widths outwards from the edges of the access. No fence, wall or other obstruction to visibility between 0.6m and 2m in height above ground level shall be erected within the area of such splays
- (13) The developer is advised that as part of the detailed design of the highway works required by the above condition(s), the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment
- (14) 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
- (15) The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant Utility Companies and the Developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users
- (16) 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. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types
- (17) **Two VAS must be provided at the applicant's expense in consultation with Surrey County Council. The VASs shall be located on either side of the**

existing pedestrian crossing on Woodcote Green Road, in locations to be agreed with Surrey County Council.

- (18) No burning of materials arising from site clearance and subsequent construction works on the site may be carried out at any time.
- (19) The proposal is liable for Community Infrastructure Levy. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.

Further details on the CIL regulations 2010 (as amended) as well the associated CIL forms can be found at:

https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy

You can also contact the Council's Planning Service at if you have any queries regarding whether your development is CIL liable, the process for making CIL payments or applying for relief.

Please note that if your application has been refused and an appeal to the Planning Inspectorate overturns this decision, the approved development would still be liable for payment under the CIL regulations 2010 (as amended).

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Planning Committee 22nd April 2021 - UPDATE REPORT ADDENDUM

Agenda item 4 - 21/00252/FUL

Trees and landscaping

The Local Planning Authority's Tree Officer raised an objection to the application, 20.04.2021. The Applicant has considered and responded to the concerns raised by the Tree Officer (below).

The Local Authority's Tree Officer considers that the proposed building line is too close to the trees on the western boundary (adjoining the current car park) and that there is an insufficient landscape buffer on the frontage of the Site facing Woodcote Green Road.

The Local Authority's Tree Officer considers that the development is not in harmony with existing trees and that there is insufficient landscape provision to provide a strong enough buffer for the scale of the building. The new planting is welcomed, but there is a missed opportunity to make a genuine tree friendly development. The current scheme is both unsatisfactory and unsustainable in terms of its treescape management and design.

The Local Authority's Tree Officer refers to the Arboricultural Report produced by Ruskin's Tree Consultancy, dated January 2021 and strongly disagree with the modification of the root protection area of trees T26-T30.

The Applicant responded, 22.04.2021 and sets out that:

- The building line to the street frontage has been increased significantly (up to 16 metres)
- There is substantial additional tree planting proposed both along the western boundary and street frontage
- There is extensive areas of public realm (currently hard landscaping) that includes a double row of large trees to support a green buffer along Woodcote Green Road
- The proposal is designed to maximise use and retention of existing trees, with these integrated into the design to enhance the strong character of the area
- Significant landscape enhancements with use of native tree species bat and bird boxes and understory planting to benefit the ecological corridor.
- Proposals include 113 new trees (77 in previously refused application), with new trees focused predominantly along Woodcote Green Road and the western boundary
- Root Protection Areas proposed recognise British Standards and relevant adjustments for root protection areas
- Final decision on Root Protections Areas controlled by way of Arboricultural Method Statement condition
- Extensive areas of increased soft landscaping to protect existing trees and enhance their future growth when compared against current existing extensive hard landscaping

The Tree Officer responded to the above, 22.04.2021, maintaining an objection.

The Applicant has proposed a Capital Asset Valuation of Amenity Trees (CAVAT) approach, which assigns a capital value on trees. Any tree that is lost or damaged on Site during construction would attract a compensation amount based on the CAVAT calculation. This would be secured within the S106 Agreement, subject to planning permission being granted.

Affordable housing

The Applicant has provided a without prejudice offer of £1,500,000 (One Million Five Hundred Thousand Pounds), to meet the maximum reasonable level of affordable housing contribution. The offer, dated 21.04.2021, accompanies this Update Report Addendum.

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Planning Committee 22nd April 2021 - UPDATE REPORT SECOND ADDENDUM

Agenda item 4 - 21/00252/FUL

Affordable housing

BPS, the Local Planning Authority's viability consultants, have prepared a note, 22.04.2021, setting out the viability position. This is attached to the Addendum report.

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