

Minutes of the Meeting of the PLANNING COMMITTEE held at the Council Chamber, Epsom Town Hall on 24 April 2025

PRESENT -

Councillor Clive Woodbridge (Chair); Councillor Phil Neale (Acting Vice-Chair); Councillors Kate Chinn, Julian Freeman, Jan Mason, Lucie McIntyre (as nominated substitute for Councillor Neil Dallen), Bernie Muir, Humphrey Reynolds, Kim Spickett (as nominated substitute for Councillor Steven McCormick) and Chris Watson

Absent: Councillor Neil Dallen and Councillor Steven McCormick

Officers present: Justin Turvey (Head of Place Development), Simon Taylor (Planning Development & Enforcement Manager), Gemma Paterson (Planning Development Team Leader), James Tong (Solicitor) and Dan Clackson (Democratic Services Officer)

54 APPOINTMENT OF AN ACTING VICE-CHAIR

The Committee unanimously agreed to appoint Councillor Phil Neale as Acting Vice-Chair for the meeting.

55 DECLARATIONS OF INTEREST

24/24/01107/FUL Land And Buildings At Former Gas Holder Station

Councillor Kim Spickett, Other Interest: In the interest of openness and transparency, Councillor Kim Spickett declared that she was the Heritage Councillor Champion.

56 MINUTES OF THE PREVIOUS MEETING

The Committee confirmed as a true record the Minutes of the Meeting of the Committee held on the 6 March 2025 and authorised the Chair to sign them.

57 24/24/01107/FUL LAND AND BUILDINGS AT FORMER GAS HOLDER STATION

Description:

Hybrid planning application for the phased redevelopment for a) full planning permission for the demolition of existing buildings and structures, site wide remediation and the erection of five residential buildings (ranging between 8-12 storeys), new access arrangements, parking, hard and soft landscaping, open space and other associated works and b) severable outline planning permission,

with all matters reserved except access, for the separate development demolition and re-provision of a Performing Arts Centre and Education building, hard and soft landscaping and other associated works.

Officer Recommendation:

Approval, subject to conditions, informatives and s106 legal agreement.

Officer Presentation:

The Committee received a presentation on the application from the Planning Development Team Leader. The Planning Development Team Leader informed the Committee that paragraph 2.1 of the update report made reference in error to condition 2, and that the corrected wording provided at paragraph 2.1 related instead to condition 4. This was noted by the Committee.

Public Speaking:

An Objector spoke on the application.

The Agent to the Applicant spoke on the application.

Decision:

The Committee considered the following matters:

- a) **Key Councillors to be consulted as part of the discharge of condition 40.** The Committee agreed that the Chair of the Planning Committee, Epsom & Ewell Borough Council Town Ward Councillor(s), and Surrey County Council Epsom West Division Councillor(s) should be consulted as part of the discharge of condition 40 for the Car Park Management Plan.

Following consideration, Councillor Clive Woodbridge proposed a motion that that the application be approved (subject to the Chair of the Epsom & Ewell Borough Council Planning Committee, Epsom & Ewell Borough Council Town Ward Councillor(s), and Surrey County Council Epsom West Division Councillor(s) being consulted as part of the discharge of condition 40) as per the Officer recommendation as set out in the Officer report and in the Officer update report (as verbally amended by the Planning Development Team Leader (as minuted above)). The motion was seconded by Councillor Lucie McIntyre.

Subsequently, the Committee resolved (6 for, 3 against, and the Chair not voting), subject to the Chair of the Epsom & Ewell Borough Council Planning Committee, Epsom & Ewell Borough Council Town Ward Councillor(s), and Surrey County Council Epsom West Division Councillor(s) being consulted as part of the discharge of condition 40, to:

PART A

GRANT conditional planning permission, subject to the prior completion of a S106 Legal Agreement to secure the following planning obligations

Financial Obligations

- a) £250,000 towards the Epsom & Ewell Local Cycling and Walking Infrastructure Plan
- b) £272,492 to the NHS Primary Care Contribution
- c) Travel Plan Auditing fee of £6,150

Non-Financial Obligations

- d) Best endeavours to secure the delivery of the performing arts school
- e) Public Transport Improvements comprising:
 - Provision of a signalised crossing at the Hook Road / East Street junction
 - Improvements to bus stops along East Street and outside McDonalds on Epsom High Street
 - To procure the provision of 3 ultra-low emission car club vehicles for a minimum of three years from the first occupation of any dwelling.
 - Provision of three year's free membership of the car club and £50 drive time for all new first-time occupiers of each dwelling.
- f) Delivery of Affordable Housing in social rent tenure in the following mix:
 - 14 x 1 bedroom 2 person units
 - 10 x 2-bedroom 3 person units
 - 17 x 2-bedroom 4person units
 - 5 x 3-bedroom 5 person units
- g) Delivery of Biodiversity Net Gain and to manage the habituate for at least 30 years from the date of the completion of the development as follows:
 - the creation of on-site 21.68% for habitats
 - the creation of on-site 195.26% for hedgerow
- h) Open Space Management and Maintenance Strategy and unrestricted public access to be maintained to the Open Space

- i) Play Area Management and Maintenance Strategy and unrestricted public access to be maintained to the Play Areas
- j) Landscape Management and Maintenance Strategy
- k) Car Parking Management and Maintenance Strategy
- l) A clause to prevent possession of a Residents Parking Zone Permit

and the following conditions and informatives.

PART B

If the Section 106 Agreement referred to in Part A is not completed by 24 October 2025, the Head of Place Development 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, the applicant has failed to comply with Policy SC9 and CS16 of the Core Strategy 2007 and Policies DM36 and DM37 of the Development Management Policies Document 2015.”

CONDITIONS

Delivery Conditions

1. Timescale (Residential Scheme)

The residential scheme (in full) 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.

2. Timescale (Performing Arts School)

The performing arts school scheme (in outline) hereby permitted as identified in blue on approved drawing number 6972-D1000-P00 - Site Location Plan - August 2024 shall be begun either before the expiration of three years from the date of this permission, or before expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004.

3. Reserved Matters (Performing Arts School)

No part of the performing art school scheme hereby permitted shall be begun until details of the layout, scale, appearance of the development and the landscaping of the site (hereinafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority for that part of the development. The development shall be carried out as approved.

Reason: To allow such details to be reserved for subsequent consideration and to comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. Approved plans

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

6972-D1000-P01 - Site Location Plan January 2025

6972-D2000-P01 - Ground Floor Plan Proposed – January 2025

6972-D2001-P01 - L01, 03, 05 & 07 Floor Plan Proposed – January 2025

6972-D2002-P01 - L02, 04 & 06 Floor Plan Proposed – January 2025

6972-D2008-P01 - L08 Floor Plan Proposed – January 2025

6972-D2009-P01 - L09 & L10 Floor Plan Proposed – January 2025

6972-D2011-P01 - L11 Floor Plan Proposed – January 2025

6972-D2012-P01 - Roof Access Level Plan Proposed – January 2025

6972-D2013-P01 - Roof Plan Proposed – January 2025

6972-D2100-C-P01 - Block C Ground Floor Plan Proposed – January 2025

6972-D2101-C-P01 - Block C Typical Floor Plan Level 01, 03, 05 & 07 Proposed- January 2025

6972-D2102-C-P01 - Block C Typical Floor Plan Level 02, 04 & 06 Proposed - January 2025

6972-D2109-C-P01 - Block C Roof Plan Proposed - January 2025

6972-D2100-D-P01 - Block D Ground Floor Plan Proposed - January 2025

6972-D2101-D-P01 - Block D Typical Floor Plan Proposed - January 2025

6972-D2111-D-P01 - Block D 10th Floor Plan (Roof Terrace) Proposed - January 2025

6972-D2112-D-P001 - Block D Roof Plan Proposed - January 2025

6972-D2100-E-P01 - Block E Ground Floor Plan Proposed - January 2025

6972-D2101-E-P01 - Block E Typical Floor Plan Proposed - January 2025

6972-D2109-E-P01 - Block E Roof Plan Proposed - January 2025

6972-D2100-F-P01 - Block F Ground Floor Plan Proposed - January 2025

6972-D2101-F-P01 - Block F Typical Floor Plan Proposed - January 2025

6972-D2112-F-P01 - Block F 12th Floor Plan (Roof Terrace) Proposed - January 2025

6972-D2113-F-P01 - Block F Roof Plan Proposed - January 2025

6972-D2100-G-P01 - Block G Ground Floor Plan Proposed - January 2025

6972-D2101-G-P01 - Block G Typical Floor Plan Level 01, 03, 05 & 07 Proposed - January 2025

6972-D2102-G-P01 - Block G Typical Floor Plan Level 02, 04, 06 & 08 Proposed- January 2025

6972-D2110-G-P01 - Block G Roof Plan Proposed - January 2025

6972-D2200-P00 - Building Parameter Plan Outline Proposed - August 2024

6972-D2500-P00 - Site Sections B-B & C-C Proposed - August 2024

6972-D2700-P00 - Site Elevations D-D Proposed - August 2024

6972-D2701-P00 - Site Elevations E-E & F-F Proposed - August 2024

6972-D2501-P00 - Site Sections G-G Proposed - August 2024

6972-D2700-C-P00 - Block C Elevation 1 Proposed - August 2024

6972-D2701-C-P00 - Block C Elevation 2 Proposed - August 2024

6972-D2702-C-P00 - Block C Elevation 3 & 4 Proposed - August 2024

6972-D2700-D-P00 - Block D Elevation 1 Proposed - August 2024

6972-D2701-D-P00 - Block D Elevation 2 Proposed - August 2024

6972-D2702-D-P00 - Block D Elevation 3 Proposed - August 2024

6972-D2703-D-P00 - Block D Elevation 4 Proposed - August 2024

6972-D2700-E-P00 - Block E Elevation 1 Proposed - August 2024

6972-D2701-E-P00 - Block E Elevation 2 Proposed - August 2024

6972-D2702-E-P00 - Block E Elevations 3 & 4 Proposed - August 2024

6972-D2700-F-P00 - Block F Elevation 1 Proposed - August 2024

6972-D2701-F-P00 - Block F Elevation 2 Proposed - August 2024

6972-D2702-F-P00 - Block F Elevation 3 Proposed - August 2024

6972-D2703-F-P00 - Block F Elevation 4 Proposed - August 2024

6972-D2700-G-P00 - Block G Elevation 1 Proposed - August 2024

6972-D2701-G-P00 - Block G Elevation 2 Proposed - August 2024

6972-D2702-G-P00 - Block G Elevation 3 & 4 Proposed - August 2024

2374-EXA-00-GR-DR-L-00100-P01 - General Arrangement Plan - Phase 1 - August 2024

2374-EXA-00-GR-DR-L-00100A_P01 – In the Round Plan – April 2025

2374-EXA-00-RF-DR-L-00101-P01 - General Arrangement Plan - Roof Terrace - Phase 1 - August 2024

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

Pre-Commencement Conditions

5. Phasing Plan

No development shall commence unless and until a plan showing the full demolition and construction phasing for the development must be submitted and approved in writing by the Local Planning Authority. The development must be carried out in full accordance with the approved phasing plans unless otherwise approved in writing by the Local Planning Authority.

Reason: To identify how the site is to be phased to assist with the determination of any subsequent reserved matters application and in order to ensure that infrastructure and open space provision provided in time to cater for the needs and impacts arising out of the development.

6. Materials

No development of the residential scheme shall commence unless and until details of the external materials to be used for the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in full accordance with the approved details.

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 Policy DM10 of the Development Management Policies 2015.

7. Construction Transport Management Plan

For each respective scheme, no development shall commence unless and 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) provision of boundary hoarding behind any visibility zones
- e) measures to prevent the deposit of materials on the highway
- f) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- g) no HGV movements to or from the site shall take place between the hours of 7.30 and 9.30 am and 4.00 and 6.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Hook Road (B284) or East Street (A24) during these times
- h) on-site turning for construction vehicles (or measures for traffic management)

has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall be carried out in full accordance with the approved details at all times.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with the objectives of the NPPF 2024, and to satisfy policies DM35 and DM36 of the Development Management Policies 2015 and Policy CS16 of the Core Strategy 2007.

8. Construction Environmental Management Plan

For each respective scheme, no development shall commence unless and until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology, and ground water. It shall also set out arrangements by which the developer shall maintain communication with residents and businesses in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The

development shall be constructed full accordance with the approved details at all times.

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

9. Construction Traffic Dust and Emissions

For each respective scheme, no development shall commence on site unless and until a report detailing the traffic flow associated with the construction phase of the proposed development, along with appropriate mitigation both for emissions and dust where applicable in line with IAQM guidance, shall be submitted to and approved in writing by the Local Planning. The development shall be carried out in full accordance with the approved details at all times.

Reason: To safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies Document 2015.

10. Updated Remediation Implementation and Construction Logistics Plan

For each respective scheme, no development shall commence on site unless and until an updated Remediation Implementation and Construction Logistics Plan with an emphasis to avoid and reduce emissions at source, rather than to mitigate at the boundary, and to include the following

- a) a suitably detailed air quality and odour monitoring plan, covering all relevant elements including individual VOCs, and dust and odour
- b) site-specific trigger levels that are protective of both public health and amenity be defined

shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in full accordance with the approved details and prior to the first occupation of the respective scheme.

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

11. Controlled Waters Contamination Remediation Strategy

For each respective scheme, no development shall commence unless and until a remediation strategy that includes the following components 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) A site investigation scheme, 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 the 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.

The development shall be carried out in full accordance with the approved details and prior to the first occupation of the respective scheme

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, as required by Policy DM10 of the Development Management Policies Document 2015 and Section 15 of the NPPF 2024.

12. Source Protection Strategy

For each respective scheme, no development shall commence unless and until a Source Protection Strategy detailing, how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction has been submitted to, and approved by, the local planning authority in consultation with the water undertaker. Thames Water consider a suitable Source protection strategy to consist of the following (where applicable): CEMP; foundation/piling risk assessment; drainage management plan; groundwater monitoring strategy; communication plan and emergency procedures documentation. The development shall be constructed in line with the recommendations of the strategy prior to the first occupation of the respective scheme.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, as required by Policy DM10 of the Development Management Policies Document 2015 and Section 15 of the NPPF 2024.

13. Surface Water Drainage Scheme

For each respective scheme, no development shall commence unless and until details of 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 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. The final solution should follow the principles set out in the approved drainage strategy. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 7.1 l/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 from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be carried out in full accordance with the approved details prior to the first occupation of the respective scheme.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies 2015.

14. Land Contamination Reports

For each respective scheme, no development shall commence unless and until a scheme to deal with any ground contamination related risks has been submitted to and approved, in writing, by the local planning authority. Technical reports shall be prepared by competent persons that can demonstrate recognised relevant qualifications, sufficient experience in dealing with the type(s) of pollution and membership of relevant professional organisations and shall be in accordance with current best practice guidance, include all gasworks related contaminants, asbestos, chlorinated solvents, PCBs and PFAS) and ground gas related risks (including volatile hydrocarbons) and comprise the following components:

- a) Quantitative Risk Assessment (including intrusive site investigation, sampling, laboratory analysis, selection of assessment criteria and monitoring of site conditions) to collect information on the presence and extent of contaminants, pathways and receptors that may form pollutant linkages or cause land instability, update the Conceptual Site Model and determine whether unacceptable risks remain.
- b) Foundation Works Risk Assessment (FWRA) in accordance with Environment Agency requirement to evaluate risks to controlled waters from piling and foundation works. The FWRA should evaluate whether foundations and structures may have an adverse impact on the identified contaminant linkages and in particular the quality of groundwater in the Chalk Principal Aquifer. The FWRA should also include a baseline groundwater assessment, long term monitoring plan adopted during, and post piling works and a borehole management plan. 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 via the FWRA that there is no resultant unacceptable risk to groundwater and that Environment Agency approval has been obtained for such work. The development shall be carried out in accordance with the approved details.
- c) Options appraisal and remediation strategy to identify and evaluate feasible remedial options to reduce the identified risks to acceptable levels and develop a remediation scheme that addresses the relevant pollutant linkages. The strategy should include a plan to deal with the aspects of the design, preparation, implementation (including environmental monitoring during the works to minimise trans-boundary impacts), verification, and long-term monitoring and maintenance of the remediation. This plan should reflect the complexity of the work.

The development shall be carried out in full accordance with the approved details and prior to the first occupation of the respective scheme.

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

15. Tree Protection Plan

No development associated with the residential scheme shall commence unless and until a detailed Tree Protection Plan and Arboricultural Method Statement have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out prior to the commencement of the residential development on site and thereafter maintained for the duration of construction works.

Reason: To protect the trees adjacent to the 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

16. Felling of Trees

No development associated with the residential scheme shall commence unless and until a precautionary working method statement for the felling of Sycamore Tree (T1) identified as having suitability to support roosting bats has been submitted to and approved in writing by the Local Planning Authority in writing. The felling of the tree shall be carried out in full accordance with the approved details under the supervision of a licenced bat ecologist.

Reason: To protect biodiversity in accordance with Policy CS3 of the Core Strategy 2007 and Policy DM4 of the Development Management Policies 2015

17. Programme of Archaeological Work

For each respective scheme, no development shall commence unless and until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority. The development thereafter shall be carried out in full accordance with the approved details.

Reason: To ensure archaeological investigation recording in accordance with Policy DM8 of the Development Management Policies Document 2015

18. Compliance with Great Crested Newt District Licence

No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR146, or a 'Further Licence') and with the proposals detailed on plan "Land And Buildings At Former Gas Holder Station: Impact plan for great crested newt District Licensing (Version 1)", dated 19th February 2025.

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. Great Crested Newt District Licence Completion Certificate

No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR146, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

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.

20. Compliance with Great Crested Newt Mitigation Principles

No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR146, or a 'Further Licence') and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

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.

Pre-Above Ground Conditions

21. Soft Landscaping Treatment

No development above ground level associated with the residential scheme shall take place unless and until a scheme of soft landscaping at ground level (and to roofs), including details of proposed plant numbers, tree planting, species, location and size of trees and tree pits, and details of the management and maintenance of the landscaping for a period of five years has been submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme. Any trees or plants which within a period of ten years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

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 Document 2015.

22. Hard Landscaping

No development above ground level associated with the residential scheme shall take place unless and until detailed design proposals for hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping shall be carried out in accordance with the approved details prior to first occupation of the development hereby permitted.

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 Document 2015.

23. Boundary Treatment

No development above ground level associated with the residential scheme shall take place unless and until details of boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

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 Document 2015.

During Development Conditions

24. Controlled Waters Contamination Remediation Strategy

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 a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved prior to the first occupation of the respective schemes.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, as required by Policy DM10 of the Development Management Policies Document 2015 and Section 15 of the NPPF 2024.

25. Surface Water Drainage

No infiltration of surface water drainage into the ground is 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 prior to the first occupation of the respective schemes.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, as required by Policy DM10 of the Development Management Policies Document 2015 and Section 15 of the NPPF 2024.

26. Unexpected Land Contamination

If during development contamination not previously identified and requiring a different remediation approach to the agreed strategy 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. An investigation, risk assessment and remediation strategy must be undertaken subject to the same procedures defined in the pre-commencement contamination reports condition and each stage is subject to the approval in writing of the Local Planning Authority. The remediation strategy shall be implemented in accordance with condition 29 and approved, verified and reported to the satisfaction of the Local Planning Authority.

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

27. Piling

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: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, as required by Policy DM10 of the Development Management Policies Document 2015 and Section 15 of the NPPF 2024

Pre-Occupation Conditions

28. Controlled Waters Contamination Verification Report

For each respective scheme, no development hereby permitted shall not be first occupied unless and until a verification report demonstrating completion of 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. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, as required by Policy DM10 of the Development Management Policies Document 2015 and Section 15 of the NPPF 2024.

29. Land Remediation Scheme Works

For each respective scheme, no development hereby permitted shall not be first occupied unless and until the approved remediation scheme prepared under the pre-commencement contamination condition must be carried out in accordance with its terms. The Local Planning Authority must be given three weeks' written notification of commencement of the respective schemes remediation works.

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

30. Land Contamination Verification Report

For each respective scheme, no development hereby permitted shall not be first occupied unless and until a verification report demonstrating completion of the works set out in the approved remediation strategy, compliance with relevant legislation 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: To control significant harm from land contamination to human beings, buildings and ecosystems as required by Policy DM10 of the Development Management Policies Document 2015

31. Drainage Verification Report

For each respective scheme, no development hereby permitted shall not be first occupied unless and until 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 surface water drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls), and confirm any defects have been rectified.

Reason: To ensure that the principles of sustainable drainage are incorporated into the development and to reduce the impact of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies Document 2015.

32. Foul Water Drainage

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until confirmation has been provided that either:

- a) Foul water capacity exists off site to serve the development; or

- b) A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
- c) All foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: To ensure adequate utility connections are incorporated into the development in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies Document 2015.

33. Water Network Upgrades

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until confirmation has been provided that either:

- a) All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- b) 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 development and infrastructure phasing plan.

Reason: To ensure adequate utility connections are incorporated into the development in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007 and Policy DM19 of the Development Management Policies Document 2015.

34. Vehicular Access (Residential Scheme)

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until the proposed vehicular access east of the site, to form an internal junction with existing access onto East Street, has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 204 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

35. Vehicular Access (Performing Arts School)

The development associated with the performing arts school building scheme hereby permitted shall not be first occupied unless and until the vehicular access serving the performing arts school scheme has been constructed in accordance

with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order for the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 204 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

36. Foot and Cycle Path

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until a shared foot and cycle path (measuring a minimum width of 4m) has been provided within the site, to also serve as a secondary access for emergency vehicles, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 204 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

37. Pedestrian Access

Neither of the schemes hereby permitted shall be first occupied unless and until the proposed shared (pedestrian, cyclist and vehicle) access, to form a publicly accessible secondary access towards the south-east of the site for emergency vehicles from/to Hook Road, has been constructed in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 204 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

38. Pedestrian Inter-Visibility Splay

Neither of the developments hereby permitted shall be first occupied unless and until a pedestrian inter-visibility splay measuring 2m by 2m has been provided on each side of the proposed accesses, the depth measured from the back of the footway (or verge) 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: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 204 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

39. Parking and Turning Areas

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans 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: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with Section 9 of the NPPF 204 and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy 2007.

40. Car Park Management Plan

The development associated with the residential development hereby permitted shall not be first occupied unless and until a Car Park Management Plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following measures:

- Details of the 'right to park' management system for the prospective residents and employees of the site,

Details of the management and enforcement measures to prevent misuse/indiscriminate parking, including measures to ensure that parking permits are used appropriately.

The measures shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: For the development not to prejudice highway safety nor cause inconvenience to other highway users in accordance with the objectives of the NPPF 2024, and to satisfy policies DM35 and DM36 of the Development Management Policies 2015 and Policy CS16 of the Core Strategy 2007.

41. Cycle Parking

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until facilities for the secure, lit, at-grade and covered parking of bicycles and the provision of a charging point with timer for e-bikes by said facilities have been provided within the development site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority 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 of the NPPF 2024 and in meeting its objectives as well as and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015.

42. Electric Vehicle Charging Points

The development associated with the residential scheme hereby approved shall not be first occupied unless and until at least 15 available parking spaces are provided with a fast-charge Electric Vehicle charging point (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) and all remaining spaces are provided with cable routes for the future provision of charging points, to be installed prior to first occupation of the residential scheme and 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 of the NPPF 2024 and in meeting its objectives as well as and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015.

43. Travel Plan

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until a Travel Plan shall be submitted for the written approval of the Local Planning Authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Travel Plan' document (13th November 2024). The approved Travel Plan shall be implemented upon first occupation and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority.

Reason: In recognition of Section 9 of the NPPF 2024 and in meeting its objectives as well as and to satisfy policies DM35 and DM36 of the Development Management Policies Document 2015.

44. Children's Play Areas and Equipment

Prior to the first occupation of the development associated with the residential scheme hereby granted, details of the proposed children's play area, including play equipment, furniture, ground treatments and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. All children's play equipment will be installed in accordance with the approved details prior to first occupation of the residential scheme and retained and maintained in accordance with the Play Area Management and Maintenance Strategy in perpetuity.

Reason: In order to ensure adequate and appropriate children's play area and equipment is provided in accordance with Policy DM12 of the Development Management Policies Document 2015.

45. Maintenance Management Plan

The development associated with the residential development hereby permitted shall not be first occupied unless and until a Maintenance Management Plan has been submitted to and approved in writing by the Local Planning Authority. The

Plan shall also include provision for the management of the refuse and recycle storage as well as the maintenance schedule for the glazing.

Reason: To ensure good levels of amenity for future occupants in accordance with Policy DM12 of the Development Management Policies 2015

46. Lighting Scheme

Prior to installation of any lighting on the site associated with the residential scheme, full lighting details shall be submitted to and approved in writing by the Local Planning Authority. Details shall include measures to ensure the external lighting would not result in unacceptable loss of amenity by way of glare and/or light spill to future residents and neighbouring properties. The lighting shall be carried out in accordance with the approved details prior to first occupancy and maintained thereafter in accordance with the approved details.

Reason: To protect future occupants of the development and nearby residential properties from glare and/or light spill in accordance with Policy DM10 of the Development Management Policies Document 2015.

47. Noise Attenuation

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until details of the noise attenuation proposed to the glazing and building envelope of the proposed residential development has been submitted to and approved in writing by the Local Planning Authority. The approved noise attenuation measures shall be installed prior to first occupation.

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

48. Obscure Glazing

The development hereby permitted shall not be first occupied unless and until an obscure glazing scheme for the secondary windows in Blocks E and G where they directly overlook adjacent living accommodation, has been submitted to and approved in writing. All identified windows within the scheme are to be installed in obscure glass of no less than obscurity level 3 and shall thereafter be permanently retained as such. The development shall be carried out in full accordance with the approved details and prior to the first occupation of the scheme.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies 2015.

49. Secure By Design

The development associated with the residential scheme hereby permitted shall not be first occupied unless and until a written evidence, such as Secure By Design certification has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the scheme has incorporated crime

prevention measures. The development shall be implemented in accordance with the approved details prior to first occupation.

Reason: In the interests of crime prevention in accordance with Policy DM10 of the Development Management Policies Document 2015

Compliance Conditions

50. Compliance with Contamination Long Term Monitoring and Maintenance

Any long-term monitoring and maintenance deemed necessary from the other contamination conditions to monitor and maintain the long-term effectiveness of the remediation must be carried out. Following completion of the measures and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced and submitted to the Local Planning Authority for approval.

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

51. Compliance with Noise Levels

The rating level of noise emitted cumulatively by all fixed plant, when operating normally within the development hereby permitted shall not exceed 43 dB Lar, 1 hour at the windows of the nearest noise sensitive receptors between 07:00 and 23:00 and 37 dB Lar, 15 minute between 23:00 and 07:00. The measurement and assessment shall be made according to BS 4142:2014+A1:2019.

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

52. Compliance with Noise 'In The Round'

Within the external area designated 'In The Round', (identified on approved drawing 2374-EXA-00-GR-DR-L-00100A_P01) no music (amplified or otherwise) shall occur outside the hours of 10:00 – 18:00 Monday to Saturday and at no time on Sunday; unless otherwise licenced.

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

53. Compliance with Sustainable Design Measures

The development associated with the residential scheme shall be carried out in accordance with the sustainable design measures contained in the Energy and Overheating Strategy prepared by CGP-MEP, reference CG15040-CGP-XX-XX-

RP-1001 and dated July 2024. All measures shall be implemented prior to first occupation of the development hereby permitted and thereafter maintained.

Reason: To ensure that measures to make the development sustainable and efficient in the use of energy, water and materials are included in the development in accordance with Policy CS6 of the Core Strategy 2007.

54. Compliance with Ecological Survey

The development associated with the residential scheme hereby approved shall be carried out in strict accordance with the biodiversity enhancement measures set out in the Preliminary Ecology Appraisal, prepared by Ecological Assessment, prepared by Greenspace Ecological Solutions, dated December 2024. All biodiversity enhancement measures shall be implemented prior to first occupation of the development hereby permitted and thereafter maintained.

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

INFORMATIVES

1. Positive and Proactive Discussion

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. Building Control

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 <https://ebcsltd.co.uk/> 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. Pre-Commencement Conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and

liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

4. Protected Species

The applicant is reminded that it is an offence to disturb protected species under the Wildlife and Countryside Act 1981. Should a protected species be found during the works, the applicant should stop work and contact Natural England for further advice on 0845 600 3078.

This includes bats and Great Crested Newts, which are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. Biodiversity Net Gain

The applicant is reminded of their obligations to deliver mandatory biodiversity net gain on-site in accordance with Schedule 7A of the Town and Country Planning Act 1990, including (a) submitting a Biodiversity Gain Plan that accords with the National Planning Practice Guidance and the approved BNG Assessment and Metric Tool; and (b) not operating prior to a completion report being agreed by the local planning authority.

6. Demolition Notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

7. Changes to the Approved Plans

Should there be any change from the approved drawings during the build of the development, this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

8. Naming and Numbering

The applicant is advised to contact Epsom and Ewell Borough Council at an early stage to discuss naming and numbering of the development. Refer to 01372 732000 or <https://www.epsom-ewell.gov.uk/street-naming-and-numbering> for further information.

9. CIL Liable Development

This form of development is considered liable for the Community Infrastructure Levy (CIL). CIL is a non-negotiable charge on new developments which involve the creation of 100m² or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100m². The levy is charged at £125/m², index linked and is charged on the net additional floorspace generated by a development.

The Liability Notice issued by Epsom and Ewell Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner.

A Commencement Notice must be submitted to the local planning authority prior to the commencement of development in order to ensure compliance with the Community Infrastructure Levy Regulations.

10. Works to the Highway

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 <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/flooding-advice

The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

11. Section 38 Adoption

The Highway Authority has no objection to the proposed development, subject to the above conditions but, if it is the applicant's intention to offer any of the roadworks included in the application for adoption as maintainable highways, permission under the Town and Country Planning Act should not be construed as approval to the highway engineering details necessary for inclusion in an Agreement under Section 38 of the Highways Act 1980. Further details about the

post-planning adoption of roads may be obtained from the Transportation Development Planning Division of Surrey County Council.

12. No Apparatus on Highway

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.

13. Wheel Washing

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. 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 (Sections 131, 148 and 149 of the Highways Act 1980).

14. Damage to Highway

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. Safe Operation of Construction Traffic

The applicant is expected to ensure the safe operation of all construction traffic to prevent unnecessary disturbance obstruction and inconvenience to other highway users. Care should be taken to ensure that the waiting, parking, loading and unloading of construction vehicles does not hinder the free flow of any carriageway, footway, bridleway, footpath, cycle route, right of way or private driveway or entrance. The developer is also expected to require their contractors to sign up to the "Considerate Constructors Scheme" Code of Practice, (www.ccscheme.org.uk) and to follow this throughout the period of construction within the site, and within adjacent areas such as on the adjoining public highway and other areas of public realm.

16. Detailed Design of Highway Works

The applicant is advised that as part of the detailed design of the highway works required by the above conditions, 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.

17. EV Electricity Supply

It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Electric Vehicle Charging Points shall be provided in accordance with the Surrey County Council Vehicular, Cycle and Electric Vehicle Parking Guidance for New Development 2023. Where undercover parking areas (multi-storey car parks, basement or undercroft parking) are proposed, the developer and LPA should liaise with Building Control Teams and the Local Fire Service to understand any additional requirements. If an active connection costs on average more than £3600 to install, the developer must provide cabling (defined as a 'cabled route' within the 2022 Building Regulations) and two formal quotes from the distribution network operator showing this.

18. E-Bike Provision

It is the responsibility of the developer to provide e-bike charging points with socket timers to prevent them constantly drawing a current over night or for longer than required. Signage should be considered regarding damaged or shock impacted batteries, indicating that these should not be used/charged. The design of communal bike areas should consider fire spread and there should be detection in areas where charging takes place.

With regard to an e-bike socket in [a domestic dwelling, the residence should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-6 for fire detection and fire alarm systems in both new and existing domestic premises / in non-domestic buildings the premises should have detection, and an official e-bike charger should be used. Guidance on detection can be found in BS 5839-1 of the code of practice for designing, installing, commissioning, and maintaining fire detection and alarm systems in non-domestic buildings.

19. Piling

Piling With respect to any proposals for piling through made ground, we would refer you to the EA guidance document "Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention". NGWCL Centre Project NC/99/73. A Piling Risk Assessment (PRA) is required to demonstrate that the chosen piling method does not result in deformation of the ground that may lead to an increase in the risk of near-surface pollutants migrating to underlying aquifers. The risk assessment must investigate whether the water environment source-pathway-receptor linkages exist. Further guidance is available on the.gov web site.

Joint discussions have been held with Thames water to discuss the risks posed to nearby abstraction during piling works. Please ensure that good communication is upheld with the Environment Agency and Thames Water during this phase. Groundwater monitoring of both the shallow and deeper aquifer within the Chalk should be undertaken before during and after piling to

ensure that no deterioration of groundwater quality has occurred. Risks of turbidity should also be included as part of a submitted piling risk assessment.

20. Drainage

There must be no discharge into land impacted by contamination or land previously identified as being contaminated. There must be no direct discharge to groundwater, a controlled water. There must be no discharge to made ground.

21. Thames Water Surface Water Connection

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should the applicant require further information please refer to our website: <https://www.thameswater.co.uk/help/home-improvements/how-to-connect-to-a-sewer/sewer-connection-design>

22. Thames Water Public Sewers

There are public sewers crossing or close to the development. If the applicant is planning significant work near our sewers, it's important that they minimize the risk of damage. Thames Water need to check that the development doesn't limit repair or maintenance activities, or inhibit the services they provide in any other way. The applicant is advised to read Thames Water guide working near or diverting our pipes: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Framework.

23. Thames Water Underground Assets

The proposed development is located within 15metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure workings are in line with the necessary processes you need to follow if the applicant is considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Should further information be required please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800009 3921 (Monday to Friday, 8am to 5pm). Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

24. Thames Water Water Mains

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If significant works are planned near our mains (within 3m) Thames Water need to check that the development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way.

25. Sub Ground Structures

Sub ground structures should be designed so they do not have an adverse effect on groundwater.

26. Secured By Design

The boundary adjacent to the railway tracks should be 2.4m high, certified to LPS1175 Issue 8:2018 Security Rating 3+ or similar standard. This would assist with potential safeguarding at this location.

27. Fire Risk Assessment

Compliance with the compliance with Building Regulations 2010 will normally ensure the Fire Safety Order in respect of means of warning and escape in case of fire. However, the responsible person is advised to carry out a fire risk assessment of the proposals at this stage, to identify any risks that might require remedial measures when the premises is occupied, as a result of the nature of the occupancy and/or processes carried on there. Any such measures that are identified should be incorporated into the current design. Your attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from Government Services and Information website at: <https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>.

Responsibility for ensuring that a building is provided with appropriate fire safety arrangements rests with the responsible person, once the building is occupied. The responsible person should, therefore, ensure that the fire safety arrangements in place are adequate and comply fully with the requirements of the Fire Safety Order.

28. Fire Safety Information

Fire safety information in accordance with Regulation 38 of the Building Regulations 2010 should be provided to the responsible person at the completion of the project or when the building or extension is first occupied. This information should take the form of a fire safety manual and form part of the information package that contributes to the fire risk assessment that will need to be carried out under the Regulatory Reform (Fire Safety) Order 2005.

29. Passive Fire Protection Measures

Passive fire protection measures, particularly fire stopping, fire barriers and fire resisting compartmentation, restricts the spread of smoke and fire through a building through hidden areas such as voids. We recommend that careful attention is given to this detail during construction. Certification of this work can be beneficial to confirm the suitability of the structure to meet its performance requirement lay out in this design application.

30. Automatic Water Suppression Systems (AW SS) and Automatic Fire Suppression Systems (AFSS)

Surrey Fire and Rescue Service (SFR S) would strongly recommend that consideration is given to the installation of AW SS/AFSS (ie; Sprinklers, Water Mist etc) as part of a total fire protection package to:

- protect life;
- protect property, heritage, the environment and our climate;
- help promote and sustain business continuity; and
- permit design freedoms and encourage innovative, inclusive and sustainable architecture.

The use of AW SS/AFSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens. SFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises.

31. Section 106 Agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act, the obligations in which relate to this development.

58 MEETING ADJOURNMENT

Following the conclusion of the Committee's consideration of item 3 of the agenda (24/24/01107/FUL Land And Buildings At Former Gas Holder Station), the meeting was adjourned between 21:27 – 21:32 to allow for a brief comfort break prior to the commencement of the Committee's consideration of the remainder of the items on the agenda.

59 APPEALS PERFORMANCE REPORT

The Committee received and noted a report providing a summary of Planning Appeal Decisions and Current Appeals.

60 ENFORCEMENT PERFORMANCE REPORT

The Committee received and noted a report providing a summary of Incoming and Closed Enforcement Cases by Month and Reasons for Closure.

61 PLANNING PERFORMANCE REPORT

The Committee received and noted a report providing a summary of Planning Performance by Quarter.

62 UPCOMING APPLICATIONS

The Committee received and noted a report providing a summary of Likely Applications to be Heard at Planning Committee.

The meeting began at 7.30 pm, was adjourned between 21:27 – 21:32, and ended at 9.41 pm

COUNCILLOR CLIVE WOODBRIDGE (CHAIR)