

57 Salisbury Road Worcester Park Surrey KT4 7DE

Redevelopment of the site for 13 apartments (6 x1 bed, 6 x 2 bed , 1 x 3 bed) with car port, car parking, cycle store, bin store and associated external works

Ward:	Cuddington Ward;
Contact:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P508X LGYJBX00>

2 Summary

- 2.1 This application seeks permission for the demolition of an existing dwelling and the erection of a two storey building (with roof accommodation) comprising 13 flat units and associated parking and external works.
- 2.2 A similar application for 13 apartments was previously granted on appeal on the 25th September 2008 (appeal reference APP/P3610/A/08/2068380). The planning permission was not implemented and has since lapsed.
- 2.3 The proposal would comply with residential policies contained in the Development Management Policies Document 2015.
- 2.4 **The application is recommended for APPROVAL.**

3 Site description

- 3.1 The application site is located on the northern side of Salisbury Road, and is irregular in shape and currently comprises of a two-storey detached locally listed dwelling with associated outbuildings, together with its residential curtilage. The site is relatively flat. The site area is approximately 0.273ha.

- 3.2 The existing boundaries of the site comprise dense tree and hedge screening along with close boarded fencing and access gates. Access to the site is taken from Salisbury Road, with the access leading to a driveway to the front of the dwelling.
- 3.3 To the east of the site is Ash Tree Cottage, which is a modern two storey detached dwelling with garage to the front. To the south of the site are a number of detached dwellings in varying styles and heights. On the northern side of Salisbury Road, the character is similarly one of detached dwellings.
- 3.4 The surrounding area is predominantly residential in character and comprises of both two and three storey dwellings which are highly mixed in terms of their age, style and appearance. There is no particular uniformity in terms of the shape of the plots or the positioning of the dwellings within them.

4 Proposal

- 4.1 This application seeks permission for the demolition of an existing dwelling and the erection of a two storey building (with roof accommodation) comprising 13 flat units (6 one bed, 6 two bed and 1 three bed) and associated parking and external works.
- 4.2 The building would have a broadly rectangular footprint, with an overall width of 27m and a depth of 14.6m, reducing to 10 depth along the eastern flank boundary. It would have an overall height of 9.4m, with an eaves height of 5.5m reducing to 3.3m along the eastern flank and would be constructed within the same envelope as the approved block, with the bulk mass and height also in line with that previously approved. It would be set back from the highway and side boundaries, allowing dense boundary trees and hedge screening to be retained, and would respect the front building lines of the adjacent dwellings. The existing access to the site from Salisbury Road would be retained unchanged.
- 4.3 Spatial separation distances and the distance proposed between the proposed flats and neighbouring dwellings would be similar to the appeal scheme.
- 4.4 The proposed building would be of a traditional design, with part brick/part timber clad elevations, incorporating features such as front gables, window detailing, bay windows and an entrance porch providing covered access. The flank elevations would be clad in timber boarding.
- 4.5 Parking for 14 vehicles, including a bin store, would be provided in a permeably paved forecourt. Four of the spaces would be covered by a car port. A cycle store would be provided in the rear garden area. Communal amenity space would be provided for all flats to the rear of the building.
- 4.6 It is proposed to remove a number of trees, from within the centre area of the site, to facilitate the proposals.

5 Comments from third parties

5.1 The application was advertised by means of letters of notification to 51 neighbouring properties, a site and press notice. To date (21.11.2018) 60 letters of objection have been received regarding:

- Out of character
- Parking
- Loss of existing dwelling
- Impact on wildlife
- Highway safety
- Loss of trees
- Overlooking

6 Consultations

6.1 Highways: No objection, subject to conditions to be imposed on any permission granted.

6.2 Conservation Officer: No objection.

6.3 Tree Officer: No objection.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
05/00353/FUL	20.09.2005	Demolition of existing house and erection of 14 no. apartments with associated parking (Drawing Nos.9492/PL01, 02, 03, 04A, 05A, 06A and 07A)	REFUSED
07/00994/FUL	28.02.2008	Demolition of existing dwelling and outbuildings and erection of new building comprising 13 apartments with carport, car parking, cycle store, bin store and associated external works and access.(As amended by drawing Nos.SD:WOR:07:01A and 03A)	REFUSED Appeal GRANTED 25.09.2008

8 Planning Policy

National Policy Planning Framework (NPPF) 2018

Chapter 11: Para 118, 122 Making effective use of land

Chapter 12: Para 128 -131 Achieving well-designed places

Chapter 16 para 197

Conserving and enhancing the historic environment

Core Strategy 2007

Policy CS1	Creating Sustainable Communities
Policy CS3	Biodiversity
Policy CS5	The Built Environment
Policy CS6	Sustainability in New Developments
Policy CS9	Affordable housing and meeting Housing Needs
Policy CS16	Managing Transport and Travel

Development Management Policies Document 2015

Policy DM4	Biodiversity and New Development
Policy DM8	Heritage Assets
Policy DM5	Trees and Landscape
Policy DM9	Townscape Character and Local Distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM11	Housing Density
Policy DM12	Housing Standards
Policy DM17	Contaminated Land
Policy DM19	Development and Flood Risk
Policy DM22	Housing Mix
Policy DM37	Parking Standards

Parking Standards for Residential Development SPD December 2015

9 Planning considerations

Previous Application

9.1 A similar residential scheme for development (07/00994/FUL) seeking detailed planning permission for the erection of 13 apartments was refused by Committee in February 2008 on the following grounds;

1. The proposed demolition of a locally important building of architectural and historic interest would be contrary to Policy BE15 of the Epsom and Ewell District Wide Local Plan 2000 and Policy CS5 of the Core Strategy 2007.
2. The proposed development would have an adverse impact on the general nature conservation interest including Dancer Dick Wood, a site of Grade 3 nature conservation importance contrary to Policy NE8 and DC14 (III) of the Epsom and Ewell District Wide Local Plan 2000 and Policy CS3 of the Core Strategy 2007.

3. The proposed development by reason of design, appearance, bulk and density would be out of keeping with the character of the surrounding area. It would thus be contrary to Policies HSG11 (I) and (V), DC1 (II) and DC14 (I) and (III) of the Epsom and Ewell District Wide Local Plan 2000 and Policy CS5 of the Core Strategy 2007.

9.2 The application was granted on appeal on the 25th September 2008, and in his decision the Inspector concluded the following:

- The proposals would not result in any unacceptable harm to the character and appearance of the area,
- it would not result in the unacceptable loss of trees and it would not result in harm to any ecological interests, and;
- the proposed demolition of the existing dwelling was acceptable and would not result in the unacceptable loss of a heritage asset.

9.3 The Local Plan has not changed since this decision and therefore the Inspector's appeal decision is a material consideration in assessing this application.

Principle of Development

9.4 The principle of demolishing the dwelling and the redevelopment of the site has been established through the previous (lapsed) permission granted on appeal on the 25th September 2008 (07/00994/FUL) for the erection of erection of 13 flats in a two-storey building with associated parking spaces.

9.5 The government's standard method for calculating objectively assessed housing need identifies a housing requirement for the Borough of 579 additional homes each year. Set against the Borough's previous housing target to deliver 181 new homes per year the requirement has the potential to translate into a new target that results in a significant step change in housing delivery.

9.6 Meeting any increase in the annual housing building target will be challenging. With the Borough being mostly comprised of existing built up areas, strategic open spaces or Green Belt, the supply of available development sites is now extremely limited. It is therefore important that available sites are optimised for housing delivery.

9.7 The redevelopment of this site within an already developed residential area is an appropriate and sustainable location for increasing the amount of residential development at the site subject to other material considerations and local planning policy.

Visual Impact

- 9.8 Policies DM9 and DM10 encourage high quality development and planning permission will be granted for proposals, which make a positive contribution to the borough's visual character and appearance. Policy DM8 states that the Council will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development
- 9.9 The proposed building would be constructed within the same envelope as the previously approved building, with the bulk, mass and height also in line with that previously approved. The proposal is materially the same as the scheme approved by the Planning Inspector.
- 9.10 The design approach comprising a building of a traditional design, with part brick /part timber clad elevations, incorporating features such as front gables, window detailing, bay windows would be contextually appropriate and would sit comfortably within the site and the streetscene. The existing trees along the highway boundary would largely obscure the new building.
- 9.11 The predominant use of timber cladding (with "green" flank walls) has been carefully considered and detailed, albeit in a contemporary manner. This combination of materials would help to integrate the new building with the retained and proposed landscaping
- 9.12 It is therefore concluded that the proposed scheme in terms of its design, scale and massing would not have a harmful impact on the character and appearance of both the immediate and wider area and would therefore accord with Policy DM8, DM9 and DM10.

Heritage Assessment

- 9.13 The existing house is included on the Council's list of buildings of local architectural and historic interest but it is not statutorily protected.
- 9.14 Paragraph 197 of the NPPF 2018 states that "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 9.15 Development Management Policy DM8 seeks to resist the loss of heritage assets and notes that as part of any assessment process the significance of the asset will be taken into account when determining whether the impact of any proposed development is acceptable
- 9.16 The previous Inspector noted that although the building had been added to the Council's local list, it is screened from the adjacent roads by boundary fencing and planting and as a result makes little contribution to the street scene and does not enjoy the full protection of statutory listing.

- 9.17 The Inspector concluded that the demolition of the existing building was acceptable. She was not persuaded that the building is of such architectural or historic merit to warrant retention irrespective of the merits of any redevelopment proposal. She considered the proposed scheme was well designed and would contribute to the character and appearance of the local environment.
- 9.18 The current scheme is considered to offer the same benefits as the previously approved scheme. The proposal would make an important contribution to meeting housing needs pursuant to the national policy to boost significantly the supply of housing.
- 9.19 It is officers' balanced judgement that the overall merits of the scheme would outweigh the loss of this particular building and that the demolition of the existing building is justified having regard to having regard to its status as a non-designated heritage, and prevailing planning policies.
- 9.20 The proposal would therefore comply with Policy DM8

Neighbour Amenity

- 9.21 The siting of the proposed building has taken into account the positioning of adjacent dwellings and ensures that the proposal will not result in any unacceptable loss of amenity to occupants of adjoining properties due to overlooking or loss of privacy.
- 9.22 The kitchen windows in the western flank elevation of the proposed scheme would face the garden immediately to the rear of "Oak House" at an oblique distance of some 17m which is considered adequate to avoid significant loss of privacy. There are no windows proposed in the eastern upper floor elevation. (It is also noted that existing trees along the boundaries of the affected properties would provide an additional element of screening).
- 9.23 The building would be setback around 16m from the flank elevation of Oak Cottage and around 5m from the flank wall of No 59 Salisbury Road which prevent the building from having an overbearing impact on the outlook from the respective properties.
- 9.24 Subject to a safeguarding condition requiring the first floor floor flank kitchen window in the rear facing flat to be obscurely glazed would prevent any material overlooking of the garden of the affected adjoining property, the proposed scheme would comply with Policy DM10.

Housing Space Standards

- 9.25 The proposed 3 bed (6 bedspace) flat would have a Gross Internal Area of 113m², the 2 bed (3 bedspace) flats an area between 65m² and 67m², and the 1 bed (2 bedspace) flats an area of between 50m² and 51m².

- 9.26 Each flat would comply with the appropriate Nationally Described Space Standard technical requirements (74m², 61m² and 50m² respectively) in compliance with Policy DM12

Amenity Space

- 9.27 All flats would have access to communal amenity space to the rear of the building .Overall, this would be adequate in terms of both size and quality to suit the needs of small family accommodation, and would comply with policy DM12's requirement for amenity space for flatted developments.

Car Parking and Access

- 9.28 The Council's adopted Parking Standards requirements for car parking provision within residential developments are a minimum of 1 space for one and two bed flat units and 1.5 spaces for 3 bed flats.
- 9.29 The proposal is for the existing access point to be retained and re-used. Parking would be provided in the form of 14 parking spaces in compliance with current parking standards. Four of the spaces would be within a proposed carport. Cycle storage would be provided in the rear garden. A refuse store would be provided adjacent to the eastern flank boundary opposite the vehicular entrance to the site
- 9.30 The Highways Officer has raised no objection to the scheme.

Ecology /Biodiversity

- 9.31 The ratio of built area to site area on the application site is acceptable. Accordingly, there would not be an adverse impact on ecology/biodiversity, in compliance with Policy DM4, which requires that every opportunity should be taken to secure net benefit to the Borough's biodiversity.
- 9.32 The application is supported by a Preliminary Ecological Appraisal and Bat Survey which concludes the following:

9.33 *“The site was comprised of garden habitats and mixed plantation woodland of low relative biodiversity value. Mature trees, particularly along the southern boundary of the Site, had elevated biodiversity interest and should be considered a design constraint where practicable. The two garage buildings had a small number of features that could theoretically support crevice roosting bats, but neither possessed any evidence to suggest they were in use by bats, and the presence of bats is considered a low theoretical possibility in both buildings. Bat activity survey of both buildings has verified that neither supports a bat roost and that they could be removed without restriction in relation to roosting bats. The dwelling house and wood store had negligible potential to support roosting bats and could be removed without restriction. No other significant protected animal species constraints have been identified, but a precautionary approach is recommended in relation to vegetation clearance and tree removal in respect of breeding birds (as set out below), and it is possible that stag beetle may use the site.”*

9.34 Officers have considered the submitted Ecological Appraisal and concluded that the scheme would not detrimentally harm the habitat of any threatened species. Officers consider that the proposed development would meet the licensing criteria (the ‘3 legal tests’) of Natural England to make sure that:

- The activity is for a certain purpose, for example it’s in the public interest to build a new residential development
- There’s no satisfactory alternative that will cause less harm to the species
- The activity doesn’t harm the long-term conservation status of the species

9.35 It is recommended that a condition requiring the installation of bat and bird boxes, the planting of native trees and shrubs, and the provision of a stag beetle log pile be imposed, in order to enhance the value of the site for local wildlife, with a net gain for biodiversity as encouraged by Policy DM4.

Trees Landscaping

9.36 The proposed site layout allows for the retention of number large mature trees on the frontage of the site. The proposed permeable hard surfaces at the site have been amended to ensure that the adjacent trees can be protected both during and post development of the site in accordance with the requirements of BS 5837:2012.

9.37 It is proposed to remove a number of trees, from within the centre area of the site, to facilitate the proposals. However, these trees are not prominent within the wider landscape and the associated loss in amenity could be satisfactorily offset by replacement planting.

- 9.38 Details of hard and soft landscaping would need to be secured by an appropriate condition. In this respect, the proposal would not fall contrary to Policy DM5 – Trees and Landscape

Affordable Housing

- 9.39 Policy CS9 deals with affordable housing requirements. The policy seeks 20% affordable housing on sites of between 5 and 14 dwellings. In this regard the proposal would be required to provide 2.6 affordable units.
- 9.40 In terms of the Borough's Supplementary Planning Document (SPD) - Developer Contributions, on site provision of affordable housing will always be sought in the first instance, however officers have agreed that a financial contribution in lieu of on-site provision would be acceptable and more appropriate on this particular site.
- 9.41 The applicant submitted a Viability Report which stated that there is insufficient value in the proposal to support an affordable housing contribution
- 9.42 This evidence has been scrutinised by the Council's independent valuer who is in agreement that the scheme is unable to support a fully policy compliant affordable housing provision, and therefore a financial contribution in lieu of the on-site provision of affordable units will not be sought.

Sustainability

- 9.43 Core Strategy policy CS6 requires proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development.
- 9.44 An appropriate planning condition is recommended, should the proposal be acceptable, to secure their inclusion.

Community Infrastructure Levy

- 9.45 The proposal would be CIL liable.

10 Conclusion

- 10.1 The proposal meets planning policy objectives and gives the opportunity to redevelop this residential site with a higher density residential scheme.
- 10.2 The proposal would incorporate all the principles of good design in accordance with Chapter 12 of the NPPF and Policy DM 10 of the Development Management Policies Document 2015

- 10.3 The current scheme is considered to offer the same benefits as the previously approved on Appeal scheme and the proposal would make an important contribution to meeting housing needs pursuant to the national policy to boost significantly the supply of housing.
- 10.4 The scheme would not detrimentally harm the long-term conservation status of any threatened species in accordance with Policy DM 4 of the Development Management Policies Document 2015
- 10.5 The application is therefore recommended for approval

11 Recommendation

- 11.1 It is recommended that planning permission be granted subject to the conditions detailed below:

Conditions:

- (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:**

2017-P0003-102 (PROPOSED FLOOR PLANS)

2017-P0003-103 (PROPOSED ELEVATIONS)

2017-P0003-104 (PROPOSED STREET SCENE)

2017-P0003-105 (PROPOSED BIN STORE)

2017-P0003-106 (PROPOSED CYCLE STORE)

2017-P0003-107 (PROPOSED CARPORT)

2017-P0003-101 (PROPOSED SITE INFORMATION)

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) Prior to the commencement of development, details and samples 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 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 Policies DM9 and DM10 of the Development Management Policies 2015.

- (4) No development shall take place until full details, of both hard and soft landscape proposals, including a schedule of landscape maintenance for a minimum period of 5 years, have been submitted to and approved in writing by the local planning authority. The landscaping shall incorporate the planting of native species of trees and shrubs. The approved landscape scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of the development hereby approved and thereafter retained.

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.

- (5) No demolition, site clearance or building operations shall commence on site until the protective fencing and other protection measures as shown on Drawing Number DPA-69908-02, DPA-69908-03 in the Arboricultural Method Statement by DPA dated February 2018 have been installed. At all times until the completion of the development, such fencing and protection measures shall be retained as approved. Within all fenced areas, soil levels shall remain unaltered and the land kept free of vehicles, plant, materials and debris.

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.

- (6) The development hereby permitted shall not commence until details of hard surfaced areas have been submitted to and approved in writing by the local planning authority. Such details shall show that the hard surface will be porous or permeable, or shall direct surface water to a porous or permeable surface within the site. The development shall be carried out fully in accordance with the approved details and so maintained.

Reason: To reduce surface water run-off from the site in line with Policy CS6 of the Core Strategy (July 2007) and Policy DM10 of the Development Management Policies 2015.

- (7) (a) The means of access to the development shall be from Salisbury Road only.

(b) There shall be no means of access, either vehicular (and/or pedestrian/cycle) from Cromwell Road.

(c) The premises, the subject of the application, shall not be occupied until a permanently maintained physical barrier fronting Cromwell Road, as may be agreed in writing with the Local Planning Authority, has been erected to prevent the formation of unauthorised access to that road.

(d) The existing accesses from the site to Cromwell Road shall be permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

(8) Notwithstanding the proposed Construction Transport Management Plan, 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) measures to prevent the deposit of materials on the highway

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 and to accord with the provisions of policy CS16 of the Core Strategy 2007.

(9) Notwithstanding the submitted plans, the existing access is to be modified to include tactile paving at the crossing points of the proposed bell mouth access, and is to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (10) No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for a maximum of 14 cars and a minimum of 13 cycles to be parked, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users and to accord with the provisions of policy CS16 of the Core Strategy 2007.

- (11) All new photo voltaic panels or tiles shall be fitted flush with the adjoining roof surface and shall not project beyond the plane of the roof.

Reason: To safeguard the visual amenities of the area and to ensure a satisfactory appearance to the buildings in accordance with policy DM9 and DM10 of the Development Management Policies Document 2015

- (12) Prior to the commencement of the development, details of sustainability measures shall be submitted to and approved in writing by the local planning authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials including means of providing the energy requirements of the development from renewable technologies. The development shall be carried out in strict accordance with the approved details prior to the first occupation of the building, shall be maintained as such thereafter and no change shall take place without the prior written consent of the local planning authority.

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)

- (13) The development shall not be occupied until the bat boxes and wildlife log pile have been installed in accordance with the submitted Biodiversity Enhancement Plan - Bat Boxes & Log Piles.

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

- (14) The applicant shall be required to retain novation of the architects (Twenty-20 Architecture), as a minimum as executive architects for the approved scheme.

Reason: To maintain architectural quality in accordance with Policy DM10 of the Development Management Policies 2015

- (15) No development shall take place until a strategy of surface water drainage for the site using a Sustainable Drainage System (SuDS) has been submitted to and approved in writing by the local planning authority. The approved development shall be implemented in accordance with the approved strategy prior to the occupation of the building and thereafter retained in that condition.

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.

Informatives:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 38 of the National Planning Policy Framework 2018.
- (2) The water efficiency standard required under condition 12 has been adopted by the local planning authority through the Development Management Policies 2015. This standard is the 'optional requirement' detailed in Building Regulations 2010, Part G Approved Document (AD) Buildings Regulations (2015), at Appendix A paragraph A1.

The applicant is advised that this standard can be achieved through either:

using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or

using the water efficiency calculation methodology detailed in the AD Part G Appendix A.

- (3) 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 100 square metres or more of gross internal floorspace or involve the creation of a new dwelling, even when this is below 100 square metres. The levy is a standardised, non-negotiable charge expressed as pounds per square metre, and are charged on the net additional floorspace generated by a development.

You will receive more information regarding the CIL in due course.

More information and the charging schedule are available online:

- (4) <http://www.epsom-ewell.gov.uk/NR/exeres/74864EB7-F2ED-4928-AF5A-72188CBA0E14,frameless.htm?NRMODE=Published>

- (5) No construction work shall be carried out in such a manner as to be audible at the site boundary before 07:30 hours or after 18:30 hours Monday to Friday; no construction work shall be audible at the site boundary before 8:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays**