

Ward:	Stamford Ward;
Site:	Wells Social Centre, Spa Drive, Epsom, KT18 7LR 19/00929/FUL
Application for:	The redevelopment of the existing site to provide 23 residential units comprising a mix of 5 x 1 bed, 15 x 2 bed and 3 bed properties (40% affordable), a new community hall, playground and associated car parking and landscaping following demolition of the existing building
Contact Officer:	Steven Lewis

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=PV1TS6GYFNA00>

2 Summary

- 2.1 This application is referred to the Planning Committee, as the proposal is a major development. In addition the Council is the applicant and landowner.
- 2.2 This application proposes the redevelopment of the Wells Centre site at Spa Drive to provide 23 residential units and a community hall, playground, associated landscaping and car parking

The development will provide forty percent of the new homes as affordable (9 units).

- 2.3 The new residential building would substantially increase the height and footprint of the existing development upon the site. The design of the proposed residential and community buildings are considered acceptable subject to details and finishes being secured by condition and would not have a harmful impact upon the character of the area or wider landscape.

3 Site Description

- 3.1 The site is located near the centre of the Wells Estate which is a residential neighbourhood located 2.5 miles south west of Epsom town centre.

9 June 2020

- 3.2 The Wells is a small neighbourhood of around 500 dwellings, which are detached from the primary settlements of Epsom & Ewell, being as it is located away from other immediate built up areas.
- 3.3 The Wells mainly consists of two storey residential dwellings of a mixture of styles and appearance. The buildings are of an applied 'vernacular style' typical of inter and post war development and whilst they are of pleasant appearance and group interest, they have limited or no architectural and historical importance.
- 3.4 The site is approximately 0.32 hectares in size and accessed by vehicles from Spa Drive. There is an existing community building in the centre of the site with parking and a gated play area adjacent.
- 3.5 A footpath, known as Wicker's Way, is a public right of way running adjacent to the site from north to south near the eastern boundary. There are mature trees around the boundary of the site and a group adjacent to the footpath to the eastern section of the site.
- 3.6 The land level falls some 5 metres from the upper level by the entrance to the north off Spa Drive. The natural fall of the land runs to the south and south west, the lowest part of the site being in the south west corner of the site where it is approximately 65.0 AOD.
- 3.7 The boundaries of the site are screened with tree cover. The trees upon and adjacent of the site are of varying amenity value and states of health. The tree survey identified and appraised 36 individual trees, 8 groups and 1 hedge. The site is not located within a conservation area or subject of a Tree Preservation Order, consequently the trees upon the site are not presently protected.

4 Proposal

- 4.1 The proposal seeks full planning permission for the demolition of the existing Wells Centre and its replacement with two buildings and associated development including playground and car parking. The vehicular access to the site will remain from Spa Drive, with pedestrian access from Spa Drive, Wells Way via Wicker's Way. Parking for 27 spaces is provided, of which 3 are disabled bays, with a ramped access to both community building and residential building.
- 4.2 The primary new building is a four storey block of flats located to the centre of the site and would provide 23 flats, comprising of 5 x one bedroom units, 15 x two bedroom units and 3 x three bedroom units.

9 June 2020

- 4.3 The flats will all meet or exceed the national space standards and will deliver 9 affordable housing units comprising of 6 social housing units and 3 intermediate. The remaining 14 units are open market housing. All units will have access to their own private amenity space in the form of balconies or terrace areas.
- 4.4 The new four-storey building will have a height of 14.5 metres. The residential scheme is of contemporary styling but incorporates references from the Wells Estate. The new residential building is a split level four/three storey tile clad building sitting over a reconstituted stone plinth with metal clad elements to the northern elevation. Due to the drop in levels across the site the residential building is expressed as three storeys to the north west elevation (facing Spa Drive) and four storeys on the south western elevation (facing towards the rear of properties in Wells Way).
- 4.5 The development proposal will be contained within the large plot and will not directly address the road frontage of Spa Drive. The flats are accessible via a ramp or flat access upon the lower and upper ground floors, with stairwells and raised walkways upon upper floors. Each of the flats will have their independent access doors.
- 4.6 The community building is single storey and located to the south-east corner of the site in closer proximity to Well Way. The new hall is also of contemporary design, measures 3.7m in height and would be clad in a vertical timber screen to provide a softer natural finish and to distinguish it from the main building. The hall will have a single large community space, which provides an adaptable space to meet a range of activities, storeroom, kitchenette and WC including an accessible toilet.
- 4.7 Parking provision has been made for all the new residential properties and the community hall. The parking is accessed via Spa Drive and is made up of:
- a. 27 parking spaces are provided within the grounds,
 - b. 3 of these for disabled persons
 - c. One space available for loading and unloading; and
 - d. 26 cycle parking spaces.

A parking management plan will be secured by planning condition.

- 4.8 The playground area has been relocated to the southeast corner to sit with the community use and is accessible from the footpath. The play area as drawn has four pieces of play equipment; details of this along with fencing etc. is required by planning condition to ensure a satisfactory standard of play space.

9 June 2020

5 Comments from Third Parties

5.1 The application was advertised by means of letters of notification to 43 neighbouring properties and site notices. To date (08/06/2020) 529 letters of objection have been received referring to issues regarding:

- Loss of privacy
- Loss of outlook
- Loss of light/daylighting sunlighting impact
- Poor design/impact on the character and appearance of the area
- Appearance
- Scale
- Style
- Height
- Bulk and Massing
- Juxtaposition of the character of the surrounding estate
- Noise and disturbance
- Traffic/parking implications
- Access road and bridge is inadequate/poor condition, including carrying high pressure gas mains
- Insufficient parking
- Poor connectivity of the site/centre to public transport
- Community hall is an insufficient replacement/too small
- Insufficient unloading space for the hall
- Inadequate play facilities
- Contrary to local plan policies
- Impact on drainage and flooding
- Impact on wildlife/ecology
- Affordable housing need is greater
- Poor landscaping/public realm and connectivity
- Inadequate existing infrastructure (healthcare, schools etc)
- Lack of public consultation in closing the centre
- Alternative sites are available for redevelopment
- Sustainability – use of energy, water and materials
- Geological/increasing potential for subsidence
- Insufficient emergency service access including fire tender turning
- Impact on views of common land

6 Consultations

6.1 **SCC Highways** – The County Highway Authority having assessed the case based on safety, capacity and policy grounds have no objection and recommend conditions is imposed on any consent to secure:

- Parking spaces and turning facility being provided
- Car Park Management Plan

9 June 2020

- Construction Transport Management Plan
- Two fast electric vehicle charging sockets being provided
- Cycle parking facilities

SCC Highways do comment with caution regarding the displacement of parking relating to the centre and visitors, concluding that the likely travel demand for visitors for the community centre is unlikely to be greater than the existing centre and would be generated from within the Wells Estate the development is not held to result in a severe highway or amenity impact that would justify refusing the development.

- 6.2 **EEBC Ecologist** – No objection, recommends conditions to secure the enhancement and mitigation measures outlined in the applicants report.
- 6.3 **EEBC Contaminated Land** – No objection subject to a condition for investigation and remedial works if necessary.
- 6.4 **EEBC Waste Services** - Spa Drive is presently accessed and reversed out. Servicing the new development will not change the present access arrangements for refuse vehicles.

Provided the bin store in the new development has a new access door included at a 10 m point from the highway, collections via Spa Drive would be serviceable. The storage requirements are 6 x 1100L Bins - 3 x refuse, 3x Recycling and 2 x 240L Bins (Glass & food).

On this basis this is secured there is no objection to the proposal.

- 6.5 **SCC Lead Local Flood Authority** – No objection subject to conditions requiring development is carried out in accordance with the submitted drainage strategy
- 6.6 **SCC Fire Brigade** – No objection - There is lack of an appliance turning facility and insufficient details at the planning stage to assess the individual residential units.

SCC Fire Brigade have no objection subject to securing system of suppression fitted to the relevant British Standard (BS 9251 or BS 12101), that would gain the Fire Service sufficient time to negate the main issue with access.

- 6.7 **Thames Water** – Would have no objection if the developer follows the sequential approach to the disposal of surface water. A number of informatives are suggested for the developer.
- 6.8 **SCC Archaeology** - No further archaeological work is required in respect of the proposed development.

Planning Committee Planning Application
Number: 19/00929/FUL

9 June 2020

6.9 **EEBC Tree Officer** – No objection subject to conditions

7 Relevant Planning History

Application Number	Decision Date	Application Detail	Decision
95/00763/FUL	07.03.1996	Demolition of existing social centre building & erection of new part single, part two-storey social building, provision of new play area, parking & diversion of existing public footpath	Approved

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 2 Achieving Sustainable Development

Chapter 4 Decision Making

Chapter 5 Delivering a Sufficient Supply of Homes

Chapter 8 Promoting a Strong and Competitive Economy

Chapter 9 Promoting Sustainable Transport

Chapter 11 Making Effective Use of Land

Chapter 12 Achieving Well-Designed Places

Chapter 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change

Chapter 15 Conserving and Enhancing the Natural Environment

Epsom & Ewell Core Strategy 2007

Policy CS1 – Sustainability

Policy CS3 - Biodiversity

Policy CS4 - Open Spaces

Policy CS5 - The Built Environment

Policy CS6 - Sustainability in New Developments

Policy CS7 - Housing Need

Policy CS8 - Housing Delivery

Policy CS9 - Affordable Housing

Policy CS12 - Infrastructure

Policy CS13 - Community Facilities

Policy CS16 - Managing Transport and Travel

Epsom & Ewell Development Management Policies Document 2015

Policy DM4 - Biodiversity and New Development

Policy DM5 - Trees and Landscape

Policy DM6 - Open Space Provision

Policy DM7 - Footpath, Cycle and Bridleway Network

Policy DM8 - Heritage Assets

Policy DM9 - Townscape Character and Local Distinctiveness

9 June 2020

Policy DM10 - Design Requirements for New Developments
Policy DM11 - Housing Density
Policy DM12 - Housing Standards
Policy DM13 - Building Heights
Policy DM19 - Development and Flood Risk
Policy DM21 - Meeting Local Housing Needs
Policy DM22 - Housing Mix
Policy DM34 - New Social Infrastructure
Policy DM35 - Transport and New Development
Policy DM36 - Sustainable Transport for New Development
Policy DM37 - Parking Standards

Supplementary Planning Guidance
Parking Standards

9 Planning Considerations

The main considerations material to the determination of this application are:

- Principle of Proposed Development
- Presumption in favour of sustainable development and housing
- Community facility
- Housing
- Impact on Character of Area
- Quality of Accommodation
- Private and Communal Amenity Space
- Impact on Neighbours' Residential Amenity
- Highways and Parking
- Landscaping
- Community Infrastructure Levy
- Sustainability
- Fire Safety
- Other Material Considerations

Principle of Development

- 9.1 The site is located within the built up area, and does not affect any assets of particular importance such as SSSI, AONB, European or national ecological designations, green belt or any other given additional weight by The National Planning Policy Framework 2019 (the Framework). When considering the principle of development, the presumption in favour of sustainable development is fundamental in this case.
- 9.2 The Framework was republished in February 2019. It is a key consideration in relation to this application and is a material consideration. The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development. That is a very positive aim.

9 June 2020

- 9.3 Paragraphs 7 and 8 of the Framework states there are three dimensions to sustainable development: economic, social and environmental.
- 9.4 The **Social** role of the planning system should support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing.
- 9.5 The **Economic** objective helping to build a strong, responsive economy and ensuring that the right types of sufficient land are available in the right places, and the **Environmental** object is making efficient and effective use of land and improve the environment.
- 9.6 Development proposals that accord with an up-to-date Development Plan should be approved and where a planning application conflicts with an up-to-date Development Plan, permission should not usually be granted (Framework Paragraph 12).
- 9.7 Development policies that are the most important for determining a specific planning application are regarded as being out of date where the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years (Framework Paragraph 11d and Footnote 7).
- 9.8 Existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the Framework 2018 and its reissue in 2019. Due weight should be given to them according to their degree of consistency with the policies of the Framework (Paragraph 213). The Framework is therefore an important material consideration that may over-ride Development Plan policies which were adopted prior to the publication of the Framework and are not consistent with it.
- 9.9 Section 5 of the Framework sets out policies aimed at delivering a sufficient supply of houses and maintaining the supply to a minimum of five years' worth (Paragraph 73).
- 9.10 Policy CS7 of the Core Strategy is considered out of date under the terms of the Framework. The housing target of 188 dwellings per annum was taken from the South East Plan. The South East Plan was revoked in 2012, with housing requirements then to be determined by local need.
- 9.11 The Epsom & Ewell Core Strategy pre-dates the Framework and in accordance with para 213 of the Framework, the policies of the core strategy should be given due weight according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given). In the case of old housing targets within CS7, no weight should be given to it.

9 June 2020

- 9.12 The Government standard method for calculating the Borough's assessed housing need identifies a housing requirement of 579 new homes each year. In the absence of a five-year housing land supply, this has been increased to 695 under the housing delivery test as published on 13 February 2020. The Council is presently falling significantly short of this requirement and cannot presently demonstrate five years Housing Land Supply.
- 9.13 Paragraph 11d of the Framework is engaged via footnote 7 in circumstances where local planning authorities cannot demonstrate a 5-year supply. The practical application and consequence of this is that unless the site is located in an area or involves an asset of particular importance that provides a clear reason for refusal, then permission must be granted unless it can be demonstrated that any adverse impacts demonstrable outweigh the benefits when assessed against the Framework as a whole.

Community Facility

- 9.14 Policy CS13 of the adopted core strategy sets out the local planning policy on community facilities. The policy resists the loss of community, cultural and sports facilities (particularly for the young and elderly) unless:
- i. It can be clearly demonstrated that there is no longer a need for such a facility in either its current use, or in any other form of community use, or
 - ii. There is an appropriate alternative means of providing an equivalent facility
 - iii. The policy goes on to encourage new facilities where the address a deficiency in provision.
- 9.15 The existing Wells Centre is a two-storey building located within the centre of the Wells Estate and was closed in March 2016. Since that date the centre has operated with some informal users in the building including karate club, hairdressing and being available for some community booking by individual arrangement. The playground remains accessible.
- 9.16 Before it closed, the centre housed community services such as hot meal service, hairdressing, range of community spaces, pre-school and exterior playground. The building provided space for a range of community groups including community organisations, other clubs and societies. Overall around 540 m² of community floor space would be lost.

9 June 2020

- 9.17 The Wells Centre has been formally closed for a total of 4 years, with the Council having previously resolved to consolidate social centre provision to one site at the Community and Wellbeing Centre, Sefton Road. The Wells building is within a serviceable state of repair, but since its closure has deteriorated and further investment would be required to repair and maintain the building in order for it to be useable again.
- 9.18 The Community and Wellbeing Centre on Sefton Road is located 2 miles from the Wells Centre, providing services such as:
- Adult day care and support
 - Dining and coffee shop
 - Social activities
 - Transport from home
 - Meeting and conferencing facilities
- 9.19 The relocation of services to the Community and Wellbeing Centre, raised public interest and objections in this case referencing the loss of the community centre. The test of the policy is whether there is an appropriate alternative means of providing an equivalent facility. In this case, the Council as service provider has provided a satisfactory replacement in the form of the Community and Wellbeing Centre.
- 9.20 On the basis that the community services previously offered at The Wells have been reasonably provided elsewhere, it is considered that criterion 2 of policy CS13 has been met. The Wells Centre is considered suitable for release for re-development.
- 9.21 The development would deliver a new community hall building, play equipment and public open space. The new community building would provide a hall of approximately 150 m² of floor space which can be divided or arranged to flexibly provide a range of community services and functions meeting the requirements of DM34 of the Development Management Policies Document.
- 9.22 The provision of open space and play equipment are considered broadly compatible with the existing. Further detail of the equipment, surfacing and enclosures to ensure appropriate provision and safety is required and is secured by planning condition.
- 9.23 The development while delivering a net loss in community floor space, would deliver a new facility and open space beyond the present provision which is considered a substantial benefit when considering the planning balance of the case.

9 June 2020

Housing

Affordable housing

- 9.24 Paragraph 62 of the Framework states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:
- a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and
 - b) the agreed approach contributes to the objective of creating mixed and balanced communities.
- 9.25 Policy CS 9 states that residential development of 15 or more dwellings gross (or on sites of 0.5ha or above) should include at least 40% of dwellings as affordable.
- 9.26 The Council will seek to ensure that the affordable housing remains affordable to successive as well as initial occupiers through the use of a planning obligation.
- 9.27 The new housing developments should include a mix of dwelling types, sizes and tenures which help meet identified local housing needs and contribute to the development of mixed and sustainable communities.
- 9.28 The Council will seek that 70% of the affordable housing is Social Housing and 30% a form of intermediate housing, such a shared ownership.
- 9.29 The application will be providing a policy compliant level of 40% affordable units equating to 9 units, split between 70% (6 units) Social Housing and 30% (3) intermediate.
- 9.30 The proposed scheme would provide a policy compliant level of affordable housing and is therefore considered to be acceptable in this terms and comply with Policy CS9 of the Core Strategy, subject to the securing of the housing through a S106 legal agreement.
- 9.31 The provision of 23 units of accommodation with a policy compliant level and tenure mix of affordable housing is a significant benefit which weighs in favour of the proposal in the planning balance.

Housing mix

- 9.32 The paragraph 59 of the Framework states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

9 June 2020

- 9.33 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.
- 9.34 Paragraph 123 of the Framework highlights that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- 9.35 Policy DM11 (Housing Density) states that in principle, proposals for new housing that make the most efficient use of sites within the boroughs urban area will be supported in principle.
- 9.36 Policy DM22 Housing Mix states that the Council considers that schemes must provide a minimum of 25% 3 bedroom units however, exceptions will be accepted dependent on location and viability. A scheme of 23 units would be expected to provide 5 x 3 bedroom units.
- 9.37 The scheme proposes 22% one bedroom units (5 x one bed flats), 65% two bedroom units (15 two-bed flats) and 13% three-bed units (three bed flats). The mix whilst not strictly policy compliant must also be considered against the high demand for smaller units and the requirement to make effective and efficient use of land and the site. On this basis it is considered that the proposed housing mix reflects the optimum use of the site and provides for an identified housing need.

Design and Impact on Character of Area

- 9.38 Chapter 12 of the Framework refers to design. Paragraph 127 sets out that planning decisions should ensure that developments (inter alia) function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Development should also create places that are safe, inclusive and accessible.
- 9.39 Paragraph 130 of the Framework sets out that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

9 June 2020

- 9.40 Paragraph 131 of the Framework stipulates that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings
- 9.41 Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that the Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 9.42 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.
- 9.43 The Wells is a modest sized neighbourhood of circa 500 dwellings built in the inter war and post period. The estate is designed within distinctive concentric circular road formation. The majority of the estate are 2 storey dwellings of brick, render and tile frontage with vernacular Surrey detailing. Most of the dwellings are set within generous plots for their period giving spacious verdant appearance to the area.

Siting

- 9.44 The Wells lies at the centre of the estate giving it seemingly a prominent location. In reality the centre of the estate is relatively sheltered as it is served by Spa Drive and terminates as a cul-de-sac. The site is screened and populated around the boundaries by tree species of varying quality.
- 9.45 The site is a generous sized plot that is surrounded on all sides by dwellings backing on or to open space. The proposed block of flats would be located centrally within the site over and beyond the footprint of the existing centre with the community hall located tight to the rear boundary adjacent to the Wicker's Way footpath.
- 9.46 The flats being centrally located within the site give sufficient spacing between the boundaries and would despite the height not have a harmful impact upon the character and appearance of the area or wider views. The new building would have a greater presence than the existing centre by virtue of greater bulk and massing but would not dominate the wider area or give rise to cause harmful appearance in longer views.
- 9.47 The new flatted building is typically two storeys greater than the wider estate and in isolation could be seen a departure from the neighbourhood. The distinctive pattern of the estate and the central siting of the development gives rise to opportunity to make the new building and redevelopment of the site a visual node and focal point for the estate.

9 June 2020

- 9.48 The present Wells Centre building is unremarkable in architectural terms, being a bland and inconspicuous building with an indistinctive appearance. The site has greater potential than is presently being realised and additional height in this case provides improvement to the setting of the site, adding emphasis and optimising the site.
- 9.49 The community hall is located tight upon the rear boundary, resulting in the loss of some lower category tree species, but by virtue of its low height and compact scale the siting would not harm the character and appearance of the area.

Form – Massing and Bulk

- 9.50 The new residential building addresses the difference in levels and the fall across the site with a 3 and 4 storey split level building. The building will continue to be orientated across the site with realignment to pull the siting of the main building away from the rear of properties in the south east corner.
- 9.51 The massing of the residential building will increase substantially over the present Wells Centre with the main body of the building (excluding stairwell) at 45m width opposed to the 26.5m current width and the increase in height from 8.2m to 14.5m. The overall height of the building is set back further than the existing and would have a height lower than Wells House (Karibu) adjacent.
- 9.52 The massing and bulk of the building has been successfully attenuated by the horizontal emphasis of the building along with elongated glazing patterns with vertical cladding elements resulting in a reduced solidity on the higher southern elevation. Upon the northern elevation which is a storey lower, a similar horizontal emphasise and glazing pattern has been employed to similar affect and is helped by the long walkway component and the metal cladding.
- 9.53 The building is considered to use and optimise the site well by taking advantage of the change in levels producing an appropriate massing when compared with the surrounding residential properties. The design approach successfully breaks up what mass is created and expresses an acceptable form for development on the site.
- 9.54 The form of the community hall is acceptable, its single storey low profile appearance coupled with its siting would produce a building of insignificant mass and bulk which would not have a harmful impact upon the character and appearance of the area.

9 June 2020

Appearance - Materials and Detailing

- 9.55 The residential building is proposed to be clad in tile to reflect Wells House and traditional Surrey vernacular. This cladding is said to be expressed in a contemporary manner, which will require crisp detailing and superior material to ensure a successful high quality finish.
- 9.56 The rear walls to the flats facing Wells house are also partially clad in metal sheeting to temper the northern elevation and draw out and express the upper level walkways and metal screening.
- 9.57 At lower ground floor the building is exposed where the site falls away with stone proposed to be used to form a solid base and proportion to the lighter upper floor visual relief.
- 9.58 The roof is shallow mono pitch that will be faced in upstand metal sheeting.
- 9.59 The community centre is proposed to be faced with timber cladding, with simple fenestration and detailing. The building will have a flat green roof with roof lights.
- 9.60 The materials and detailing selected by the applicant are an acceptable approach which will bring about a high quality of finish to the development. However to realise the architectural aspiration these will require crisp detailing and high quality finishes to be successful. The indicative examples of windows, doors and their recesses, as well as balconies and cladding sections as shown are credible but to ensure the high quality of finish required will need to be secured by planning conditions.

Summary of Appearance and Character

- 9.61 Overall, the design of the buildings, subject to acceptable high quality finishes, would contribute positively to the character and appearance of the site. Planning conditions will be necessary to secure this appropriate detailing and materials.. On this basis the development is considered to have a net improvement in the appearance of the site and weighted positively in the planning balance.

Quality of Accommodation

- 9.62 The Nationally Described Space Standards, introduced by DCLG in March 2015, sets clear internal minimum space standards for new dwellings. The space standards are intended to ensure that all new homes are fit for purpose and offer the potential to be occupied over time by households of all tenures while policy DM12 (Housing Standards) of the Development Management Policies Document states that the council will only grant permission for new dwellings that provide adequate internal and external space standards.

9 June 2020

- 9.63 The Nationally Described Space Standards also sets clear internal minimum space standards for bedrooms within new dwellings of 7.5 m² for single bedroom and 11.5 m² for a double bedroom.
- 9.64 All new units should be designed in accordance with the National Space Standards
- 9.65 The application is proposing 13 units, comprising of 23 flats comprising of 5 one bedroom units, 15 two bedroom units and 3 three bedroom units.
- 9.66 The units would be split into:
- 5 x 1 bedroom, 2 person flats
 - 15 x 2 bedroom, 4 person flats
 - 3 x 3 bedroom, 6 person flats
- 9.67 All 23 units would meet the minimum internal GIA standards and minimum bedroom sizes as required by the National Space Standards below:
- 50 m² for a 1 bedroom, 2 person, single storey unit;
 - 70 m² for a 2 bedroom, 3 person, two storey unit;
 - 70 m² for a 2 bedroom, 4 person, single storey unit;
 - 79 m² for a 2 bedroom, 4 person, 2 storey unit;
 - 84 m² for a 3 bedroom, 4 person, 2 storey unit;
 - 93 m² for a 3 bedroom, 5 person, 2 storey unit; and
 - 108 m² for a 3 bedroom, 6 person, 3 storey unit.
- 9.68 It is therefore considered that the proposed units will have an acceptable level of internal amenity.

Amenity Space

- 9.69 Paragraph 3.36 of the supporting text for Policy DM12 (Housing Standards) states that to provide adequate private amenity space for development of flats, a minimum of 5 m² of private amenity space for 1-2 person dwellings should be provided and an extra 1 m² should be provided for each additional occupant.
- 9.70 Each of the proposed residential units will have access to private amenity space, with all but 2 units more than exceeding the policy standard, with many of the units provided having generous spaces and exceeding the requirement of policy DM12. Where the units are deficient, this shortfall equates to approximately 2 m² and on balance is not considered harmful or unacceptable.
- 9.71 Overall it is considered that the development would provide an excellent standard of private amenity space and reasonably provides an acceptable balance between housing mix and optimisation for the site.

9 June 2020

Impact on Neighbouring Residential Amenity

- 9.72 Policy DM9 (Townscape Character and Local Distinctiveness) sets out that Planning Permission will be granted for proposals which make a positive contribution to the Borough's visual character and appearance.
- 9.73 Policy DM10 (Design Requirements for New Developments, including House Extensions) sets out that development proposals will be required to incorporate principles of good design. Development proposals should also have regard to the amenities of occupants and neighbours, including in terms of privacy, outlook, sunlight/daylight, and noise and disturbance.
- 9.74 The development would result in a much greater density in order to optimise development upon the site and make best use of previously developed land. The present use and form of building on the site makes for a relatively low key less impactful presence than a residential redevelopment.
- 9.75 Given the proposed use, height and form of the building, it is key to consider the impact upon surrounding residents from the physical building in terms of outlook, daylight/sun lighting and privacy.

Privacy

- 9.76 The new buildings would be acceptably sited being well spaced between the properties adjacent in Spa Drive and those behind in Wells Way and The Crescent.
- 9.77 The flats would be sited approximately 17.5m at the nearest point between properties in Spa Drive, 15m between the flats and boundary of Karibu (property on Spa Drive), 12m between the flats and the rear boundary of properties on The Crescent and a variation between 7.5m and 21.5 m to the rear boundaries of properties on Well Way.
- 9.78 In addition, it should be noted that given the plot length the elevation between the existing properties in Well Way and new flats would be in excess of 30m.
- 9.79 Despite the additional height and presence, the distances between elevations are considered acceptable and would not result in a harmful loss of privacy.
- 9.80 The rear gardens of the properties in Well Way would experience and feel a greater presence given the height of the flatted development and also the single storey community hall located on the boundary. This greater presence is considered to result in some loss of outlook, however given the relative distance of the flats and the low height of the hall, the impact is held to be insufficient to warrant refusal in this case, but should be considered a minor negative within the final planning balance.

Daylight/Sunlighting/Outlook

9 June 2020

- 9.81 The application has been supplemented by a Daylight and Sunlight Assessment Report. This report has considered the impact on all the adjoining neighbouring properties with an abutting boundary.
- 9.82 The results of the analysis and in line with the recommendations provided in the BRE guidance “Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice” (Second Edition), the study concludes that:
- Vertical Sky Component (VSC): 100% of the existing windows could meet the BRE recommendation for VSC
 - No-Sky Line (NSL): 95.3% of the existing rooms could meet the BRE recommendation for NSL. Loss of NSL to 4 residential rooms (86-92 The Crescent) is unlikely to be significant.
 - Annual Probable Sunlight Hours (APSH): The APSH have been calculated for all existing south facing windows. 100% of the existing windows meet the APSH recommendations
 - The sunlight of all existing gardens would not be affected by the proposed development.
- 9.83 The proposed residential building is set well within the site boundaries. As such, it is not considered to result in any unacceptable impacts upon the amenity of any properties surrounding the site in terms of overbearing, overshadowing, overlooking or daylighting/sunlighting.
- 9.84 The community hall building would be located separate from the residential part of this application and would not be considered to result in any unacceptable impacts upon any of the proposed dwellings that form part of the residential side of the application.
- 9.85 The community hall is sited tightly to the rear boundary of the properties in Well Way and would result in tree cover and screening upon the boundary. The building would have a presence, but given its single storey height, separation from windows to neighbouring properties and its design would not result in an undue loss of sunlight, daylighting or outlook.

Highways and parking

- 9.86 Chapter 9 of the Framework relates to the promotion of sustainable transport Paragraph 108 sets out that in assessing applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be, or have been, taken up and that safe and suitable access to the site can be achieved for all users.
- 9.87 Paragraph 109 of the Framework sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

9 June 2020

- 9.88 Policy CS16 encourages development proposals that foster an improved and integrated transport network and facilitate a shift of emphasis to non car modes as a means of access to services and facilities. Development proposals should be appropriate for the highways network in terms of the volume and nature of traffic generated, provide appropriate and effective parking provision, both on and off-site, and vehicular servicing arrangements. Furthermore, development proposals must ensure that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems, not materially increase other traffic problems.
- 9.89 Policy DM36 sets out that to secure sustainable transport patterns across the Borough, the Council will (inter alia) prioritise the access needs of pedestrians and cyclists in the design of new developments.
- 9.90 SCC Highways do raise concerns relating to the amenity and operation of the site with the proposal as submitted. The development does not provide an on-site turning head to support an intensified level of servicing vehicles (not just refuse) and car parking provision below the car parking standards in association with the community hall.
- 9.91 Further information and amendments to address conflict between vulnerable site users and the undercroft parking issue were addressed and broadly welcomed. Concern was still raised about the inter visibility in the car park but the Highway Authority concludes that the development would not represent a highway safety issue.
- 9.92 The development is proposing 27 parking spaces (3 disabled spaces). In addition there are 26 proposed cycle parking spaces proposed. This compares favourably with the Epsom & Ewell Parking Standard which requires a minimum of 25 parking spaces for the residential aspect of the scheme, but which does not set out a requirement for the community hall. Instead the Council relies upon the County standard for that part of the development.
- 9.93 Surrey CC Highways advise that their Parking Standards for this type of community use would demand a space for every 20 m². Based on the proposed floor area provided, this would result in need for 7 car parking spaces being required to support the community hall.
- 9.94 The applicant has provided an analysis of the parking demand for the proposed community hall and parking in the area. SCC Highways further commented that the analysis presented by the applicant has been based on a very small number of selected sites, so only a limited amount of reliance can be placed on this analysis as being representative and they therefore conclude that parking associated with the community hall and to a certain extent car parking associated with the proposed flats to support visitors would be displaced onto the surrounding residential roads.

9 June 2020

- 9.95 From a review of the on-street parking survey it has been noted that the level of parking demand is already high in the surrounding area with occupancy of 100 percent recorded on some roads, such as Well Way, The Greenway and The Parade. This development will increase demand for on-street parking.
- 9.96 However, SCC Highways do note that the site is located within a contained residential area at the end of a cul-de-sac and that this situation could have taken place with the current Wells Centre was operational. SCC Highways feel at present without incentive or enforcement, the approach would be unlikely to work. On this basis, a parking management condition is required by Surrey CC to oversee and manage the parking in relation to the development.
- 9.97 Further information and amendments to address conflict between vulnerable site users and the undercroft parking issue were broadly welcomed. Concern was still raised about the inter visibility in the car park but concludes that the development would not represent a highway safety issue.
- 9.98 To summarise, the development will provide sufficient on-site parking to service the residential properties. The development is likely to displace some community hall parking into roads which are already at a high capacity of on-street parking. Given the likely travel demand for visitors for the community centre is unlikely to be greater than the existing centre and would be generated from within the Wells Estate, the development is not held to result in a severe highway or amenity impact that would justify refusing the development. The Borough Council does not have a parking standard for community centres on which to judge a separate local assessment and therefore relies upon Surrey County figures and advice.
- 9.99 The Framework Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. This is not considered to be the case with this proposed development.
- 9.100 The users of the site would not likely be reliant on private car use for travelling to and from the community hall and as such there is an opportunity to provide much needed housing without a significant increase in vehicle movements. This complies with National Planning Policy Framework Paragraph 108a, b, and c which respectively states having opportunities to promote sustainable travel, safe and suitable access to the site, and that impacts can be effectively mitigated.
- 9.101 On the basis of conditions to secure appropriate highway measures, the impact of the proposal is considered acceptable in highway safety terms.

9 June 2020

- 9.102 Residents have commented that many roads within the Wells, which already suffer from parking congestion and that overspill parking from the proposal would add to parking stress.
- 9.103 In light of the lack of objection from the County Highway authority on safety grounds, any potential impact on amenity arising from the shortfall in parking is therefore a matter for the Borough Council to consider in this instance in light of its own parking policy and the level of perceived impact on amenity.
- 9.104 The Borough Parking Standards do not set out a requirement for a community hall instead relying upon the County Standard. It is however identified by Officers that the development would likely raise parking demand within The Wells and may have some negative impact upon existing residents.
- 9.105 The amenity impact of the potential displaced parking in this case is identified by Officers as minor adverse and should be considered together with the need to optimise the site. The negative impact is not considered by Officers to be a sufficient reason to refuse permission in its own right and it is advised that this amenity loss should be weighed against the proposal in the final planning balance.

Landscaping and Trees

- 9.106 Chapter 15 of the Framework relates to the conservation and enhancement of the natural environment. Paragraph 170 sets out that planning decisions should contribute to and enhance the local environment by (inter alia) recognising the intrinsic character and beauty of the countryside and the wider benefits from ecosystem services, including trees and woodland.
- 9.107 Paragraph 175 of the Framework sets out that development resulting in the loss or deterioration or irreplaceable habitats such as ancient woodland and ancient or veteran trees should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

Trees

- 9.108 A detailed assessment of the existing trees within the site and on adjacent land has been undertaken to inform the design of the development. The Assessment classifies all trees and recommends which trees are to be retained and those which are removed.

9 June 2020

9.109 There are a number of number of mature trees growing on or immediately adjacent to the site and an arboricultural report and tree protection obtained from SJA Trees, Arboricultural Planning Consultants. The proposal will require removal of a number of trees including two mature trees T48 Horse Chestnut and T50 Turkey Oak. Both of these trees are significant specimens however at the time visiting both trees appeared to have structural or physiological issues. In the case of T48 Horse Chestnut it has been categorised B, however upon inspection it has had canopy reduction works and also appeared to have limited bud development, which may reduce its categorisation. Taking into account that the mitigation tree planting in the form of 2 semi-mature specimens have been proposed to mitigate the loss, the Tree Officer finds the proposals acceptable.

9.110 It is advised Fastigate specimens may be more suitable in the urban environment with concerns regarding the available rooting area for semi-mature specimen that will directly replace T48, with hardstanding proposed on 3 sides of this tree. It is therefore recommended that consideration is given to retaining a viable rooting area for this tree with the use of a system such as Silva Cell and details should be provided.

9.111 This information with species listing for the replacement trees was provided. On the basis of an acceptable detail the Tree Officer has no objection and recommends conditions.

Landscaping

9.112 The applicant has provided an overall landscape strategy. It is a high level document examining the character of the locality, the constraint of the site and its history. This landscape strategy is further supplemented by a landscape proposal plan.

9.113 The design of the landscaping, both soft and hard landscaping, are considered to be of an acceptable form and broadly details the incorporation of new paving areas, planting, tree retention and replacement tree planting. The broad approach outlined is acceptable, but lacks details, specifically with regard to implementation and finishes. Further information such as the species and density of the planting, hard landscape finishes and materials, which will be required before development commences upon the site.

9.114 A condition requiring submission of detail is recommended to secure a scheme of landscaping, its implementation and replacement planting for the first five years to ensure a robust scheme of landscaping.

Community Infrastructure Levy

9.115 This scheme is CIL liable.

Sustainability

9 June 2020

9.116 Paragraph 8 of the Framework sets out that there are three strands to achieving sustainable development, including an environmental objective. This is for development to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

9.117 Paragraphs 10 and 11 of the Framework state that at the heart of the national policy is a presumption in favour of sustainable development.

9.118 Paragraph 148 of the Framework states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to:

- Shape places in ways that contribute to radical reductions in greenhouse gas emissions;
- Minimise vulnerability and improve resilience;
- Support renewable and low carbon energy and associated infrastructure.

9.119 Paragraph 149 of the Framework states that plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

9.120 Policy CS6 (Sustainability in New Developments) of the Council's LDF Core Strategy (2007) states that the Council will expect proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development e.g. by using an appropriate layout, building design and orientation; minimise the energy requirements of construction; and encourage the use of renewable energy by the incorporation of production facilities within the design of the scheme.

9.121 The applicant has stated within their planning statement that the proposed development will utilise modern, sustainable materials, ensuring that the new homes are as efficient as possible with regards to the use of natural resources and where possible, sustainable construction techniques will also be utilised to reduce energy and water consumption.

9.122 The proposed scheme has sought to integrate sustainability into the design of the proposal and it is considered to comply with Policy CS6. Details of sustainability measures designed to reduce the use of energy, water and waste is secured by planning condition.

Fire safety

9 June 2020

- 9.123 Fire risk is not a material planning consideration and according to PAS19 – Fire Risk Assessment – Guidance and a recommended methodology – the risk assessment can only validly be carried out when a building is in normal use. However, it is important to address fire safety during the planning stage to ensure that the building is fit for purpose and that the approved building can incorporate the required fire safety elements.
- 9.124 Surrey Fire and Rescue Service comment that they have no objection to the application subject to securing a system of fire suppression fitted to the relevant British that would gain the Fire Service sufficient time to negate the main issue with access. This is necessary as there is lack of an appliance turning facility on site and insufficient details at the planning stage to assess the individual residential units. A condition to require fire sprinklers to British Standard (BS 9251 or BS 12101) is included in the final recommendation.
- 9.125 The applicant has provided a high level technical note which will assist the final technical design in complying with the requirements of Building Regulation B4 – “External Fire Spread”.
- 9.126 On the basis that the advice offered in the technical note and that a condition is places to require Automatic Fire Suppression System (Sprinklers) the applicant is considered to have provided a scheme which demonstrates that fire safety can be adequately addressed at the final technical design stage.

Accessibility

- 9.127 Paragraph 91 of the Framework states that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities e.g. through mixed-use developments; street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods. Local Planning Authorities should help create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Safe and accessible developments should be encouraged, which contain clear and legible pedestrian routes and high quality public space, which encourage the active and continual use of public areas.
- 9.128 Policy DM10 (Design Requirements for New Developments) states that all new developments should be designed so that they can be adaptable and sustainability designed and incorporate the principles of safe design to reduce the risk and fear of crime, e.g. natural surveillance and appropriate levels of lighting.

9 June 2020

- 9.129 There is vehicular access from Spa Drive to the carpark which includes Blue Badge spaces for the residents of the flats as well as visitors to the community centre. The upper ground floor flats have level access from the pedestrian pavement entrance off Spa Drive via a ramp leading to the ground floor podium from which all the upper ground floor flats can be accessed.
- 9.130 The lower ground floor flats can be accessed from the carpark by the western boundary via a ramped footpath that leads directly to the garden gates and front doors of the lower ground floor flats.
- 9.131 The community centre would have level access along the footpath from the car park to the front entrance door as well as from the public footpath via a ramp.
- 9.132 All entrances will have level thresholds and will allow easy wheelchair access with wide corridors and lifts to every floor of the apartment blocks, ensuring the environment would be easy to understand and navigate. All car parking across both the school and residential areas will have step free access.
- 9.133 It is expected that all pedestrian routes have sufficient aural and tactile information, supplemented by appropriate lighting design and visual clues to help people with sight impairment with obstacles and hazards to movement will be avoided. Materials should include slip resistance with unbound surfaces being avoided. This will be secured by conditions.
- 9.134 The hard and soft landscaping across the development will reinforce the route to the principal accesses, creating an attractive and accessible approach and distinguishing the entrance. The application will comply with the 2015 Building Regulations – ‘Access to and Use of Buildings Part M’. This is considered to be acceptable.

Waste Collection

- 9.135 The site is presently accessed for waste collection via Spa Drive. The Council's refuse collection vehicles presently drive down Spa Drive till reaching the end of the Cul-de-Sac and then have to reverse back the length of Spa Drive. The Wells site is not used for turning of refuse vehicles.
- 9.136 Servicing the new development will not change the present access arrangements for refuse vehicles.
- 9.137 EEBC Waste Services team comment that provided the bin store in the new development is amended to include an access door so that it is no more than 10m from Spa Drive they could service collections and that space would be required for 6 x 1100l Bins - 3 x Refuse, 3x Recycling and 2 x 240L Bins (Glass & food).

9 June 2020

- 9.138 The store shown on the drawings is capable of the amendment requested by EEBC Waste Services and can accommodate the required volume of storage. A condition requiring further details of the bin store to include amended design to incorporate new doors is attached to the recommendation.

Other Material Considerations

- 9.139 The Planning Acts require that determination of applications must be made in accordance with the plan unless material considerations indicate otherwise. In this case it is not considered that the other material considerations made known to the Local Planning Authority during the course of the consultation would be sufficient to set aside Local and National Policy in this case.
- 9.140 The application has attracted substantial public interest raising a variety of further points, some of which are not material to the determination of this planning application. These should not and have not been weighed in the final planning balance.

10 Conclusion

- 10.1 The proposal would result in the loss of a community centre, the loss of which is justified under policy as the services it once provided are replaced at another centre.
- 10.2 The level of development upon the site is optimised and will provide for 23 new homes, including 9 affordable units.
- 10.3 The development will likely result in some displaced parking in connection with the community hall. However, there is no localised parking standard for new community halls and The County Highway Authority do not raise objection.
- 10.4 The level of harm attributed to the parking and other issues identified are considered to be outweighed by the significant benefits of the development when assessed against the Framework as a whole and its sustainable development.

11 Recommendation

- 11.1 Subject to a legal agreement being completed and signed to secure the following heads of terms :
- An agreement to require 9 affordable housing units (comprising of 6 social and 3 intermediate units)

9 June 2020

- 11.2 In the event that an agreement to secure the obligation referred to in Part A is not completed by 9th October 2020 the Head of Planning be authorised to extend the deadline to complete the agreement or refuse the application for the following reason:

In the absence of a completed agreement, the applicant has failed to comply with Policy CS9 (Affordable Housing and Meeting Housing Needs) in relation to the provision of on-site provision of affordable housing.

Condition(s):

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

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended) Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

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

1308 P101 Rev A – Topographical Survey

1308 P011 Rev A – Site Sections

1308 P030 Rev B – Proposed Site Layout

1308 P031 Rev B – Proposed Scheme Overlapped

1308 P033 Rev A – Community Hall – Proposed Layout Block Plan

1308 P040 Rev B – Landscape Design – Trees

1308 P050 Rev C – Lower Ground Floor

1308 P051 Rev B – Upper Ground Floor

1308 P052 Rev B – First Floor

1308 P053 Rev B – Second Floor

1308 P052 Rev B – First Floor

1308 P050 Rev B – Residential Block – Roof

1308 P060 Rev A – Proposed Elevations I

1308 P061 Rev B – Proposed Elevations II

1308 P070 Rev B – Proposed Section I

9 June 2020

1308 P090 Rev A – Dwelling Typologies I

1308 P091 Rev A – Dwelling Typologies II

720–GA–P-01 Rev D - Landscape Strategy Plan

- 3. No development shall take place until details and samples of all external materials (including boundary treatment) 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 on completion of the development in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policies DM9 (Townscape Character and Local Distinctiveness) and DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

- 4. Unless otherwise agreed by the Local Planning Authority, the following must be undertaken following any demolition and prior to any occupation of site, in accordance with current best practice guidance:**

- (i) a site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas (including volatile hydrocarbons) and contaminants (including asbestos) with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and**
- (ii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with Policy DM17 of the Development Management Policies 2015 and the National Planning Policy Framework.

- 5. No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be**

9 June 2020

erected, and finished external surface levels have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

Reason: In order to safeguard the visual amenities of the area / in order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies (2015).

6. No development shall commence until a Construction Transport Management Plan (including the demolition phase), 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) Construction vehicle and HGV deliveries and hours of operation
- (g) vehicle routing
- (h) measures to prevent the deposit of materials on the highway
- (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused
- (j) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction

Reason: The details are required in order that the development should not prejudice highway safety and to prevent inconvenience to other highway users to accord with policy DM35 of the Epsom & Ewell Borough Council Development Management Policies Document and CS16 of the Epsom & Ewell Borough Council Core Strategy.

7. Prior to commencement of development a Car Park Management Plan demonstrating how the quantum of parking provision will be managed shall be submitted to and agreed in writing by the Local Planning Authority. Any agreed measures shall be implemented before the first occupation of the site and retained in perpetuity, unless otherwise agreed in writing with the local planning authority.

9 June 2020

Reason: The details are required in order that the development should not prejudice highway safety and to prevent inconvenience to other highway users to accord with policy DM35 of the Epsom & Ewell Borough Council Development Management Policies Document and CS16 of the Epsom & Ewell Borough Council Core Strategy.

- 8. No development shall commence until a landscaping scheme and planting schedule for each phase of the development, including boundary treatment, hardstanding and street furniture have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented within the first planting season following completion of the development and the tree planting and landscaping shall thereafter be maintained for five years to the satisfaction of the Local Planning Authority. Any trees or shrubs which die during this period shall be replaced in the first available planting season, and the area shown to be landscaped shall be permanently retained for that purpose only.**

Reason: The details would affect subsequent design of other elements of the scheme and must be agreed at the outset and in the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- 9. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:**

a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+20% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. If a pumped solution is the only feasible solution, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of 1.4 l/s. If a gravity solution is feasible associated discharge rates and storage volumes shall be provided using a maximum discharge rate to be agreed with the LPA and LLFA.

b) Details of the existing surface water infrastructure.

c) 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.).

9 June 2020

d) 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.

e) Details of drainage management responsibilities and maintenance regimes for the drainage system.

f) 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 thereafter be implemented in accordance with the approved scheme of drainage works.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site and to comply with policy DM19 of the Epsom & Ewell Borough Council Development Management Policies Document.

10. No development shall take place until details of rainwater harvesting and other sustainable and energy efficient measures 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: In order to promote sustainable construction in accordance with Policy CS6 (Sustainability in New Development) of the LDF Core Strategy (2007).

11. Prior to commencement of development a scheme of ecological enhancement and mitigation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures taken to protect species that may be present at the site and measure for biodiversity enhancement. The development shall be conducted in accordance with the approved scheme and measures incorporated within the development shall thereafter be retained.

Reason: To accord with Paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) and to conserve and enhance the environment by minimising impacts on and provide net biodiversity gain and meet the requirements of the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.

12. No development shall take place until a detailed specification for the play area including the type, number and design of childrens play equipment, surfacing and enclosures shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details and thereafter retained.

9 June 2020

Reason: to secure replacement community facilities in accordance with Policy CS13 of the Epsom & Ewell Core Strategy 2007 and Policy DM34 of the Epsom & Ewell Development Management Policies Document.

Pre-Occupation

- 13. Prior to the first occupation of the residential development, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).**

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS and to comply with policy DM19 of the Epsom & Ewell Borough Council Development Management Policies Document

- 14. The residential development hereby approved 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, for the loading and unloading of vehicles connected to the Community Hall and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking, loading and unloading areas shall be retained and maintained for their designated purposes.**

Reason: The details are required in order that the development should not prejudice highway safety and to prevent inconvenience to other highway users to accord with policy DM35 of the Epsom & Ewell Borough Council Development Management Policies Document and CS16 of the Epsom & Ewell Borough Council Core Strategy.

- 15. The development hereby approved shall not be occupied unless and until at least two of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**

Reason: The details are required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019 and to accord with policy DM36 of the Epsom & Ewell Borough Council Development Management Policies Document and CS16 of the Epsom & Ewell Borough Council Core Strategy

- 16. Prior to the commencement of development and notwithstanding the approved plans, a scheme of refuse and recycling storage and details of**

9 June 2020

collection service shall be submitted to and approved by the Local Planning Authority. The storage shall be implemented in accordance with the approved details and shall thereafter be retained.

Reason: The details would affect subsequent design of other elements of the scheme and must be agreed at the outset and in the interests of visual amenity and also that the Local Planning Authority shall be satisfied as to the details of the development and waste collection in accordance with Policy DM10 (Design Requirements for New Developments including House Extensions) of the Development Management Policies Document adopted October 2015.

- 17.** The development hereby approved shall not be first occupied unless and until the facilities for the secure parking of bicycles within the development site for the community hall have been provided in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

Reason: The details are required in recognition of Section 9 “Promoting Sustainable Transport “ in the National Planning Policy Framework 2019 and to accord with policy DM36 of the Epsom & Ewell Borough Council Development Management Policies Document and CS16 of the Epsom & Ewell Borough Council Core Strategy.

- 18.** Prior to occupation of the development hereby approved, details of the installation of the Automatic Water Suppression Systems (AWSS) (i.e. Sprinkler, Water Mist etc) to the relevant British Standard (BS 9251 or BS 12101), shall be submitted to and approved in writing by the Local Planning Authority. The AWSS shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for such use at all times.

Reason: To ensure the functioning of the development is satisfactory in accordance with Policy DM10 (Design Requirements for New Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

- 19.** Prior to beneficial occupation of the development hereby approved, details of refuse and recycling facilities for the occupants of the development shall be submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for such use at all times.

Reason: To ensure the provision of satisfactory refuse and recycling facilities in accordance with Policy CS5 (The Built Environment) of the LDF Core Strategy (2007) and Policy DM10 (Design Requirements for New

9 June 2020

Developments (including House Extensions)) of the LDF Development Management Policies Document (2015).

- 20. Prior to the occupation of development a scheme of accessibility works including details of adaptability of residential units, materials for non slip surfaces, rails steps and the avoidance of unbound surfaces shall be submitted to and approved by the Local Planning Authority. The development shall be conducted in strict accordance with the approved details.**

Reason: to secure adequate safe replacement community facilities in accordance with Policy CS13 of the Epsom & Ewell Core Strategy 2007 and Policy DM34 of the Epsom & Ewell Development Management Policies Document.

- 21. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Simon Jones Associates Arboricultural Impact Appraisal and Method Statement reference SJA air 19231-01b dated June 2019.**

Reason: To protect the trees upon the site that are to be retained and to accord with Policy DM5 of the Epsom & Ewell Development management Policies Document 2015

- 22. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the barrier.**

Reason: To protect the trees upon the site that are to be retained and to accord with Policy DM5 of the Epsom & Ewell Development management Policies Document 2015

Informative(s):

- (1) The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service.**
- (2) 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**

9 June 2020

- (3) The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

- (4) It is the responsibility of the developer to ensure that the electricity supply is sufficient to meet future demands and that any power balancing technology is in place if required. Please refer to: <http://www.beama.org.uk/resourceLibrary/beama-guide-to-electric-vehicle-infrastructure.html> for guidance and further information on charging modes and connector types.

- (5) If proposed site works affect an Ordinary Watercourse, Surrey County Council as the Lead Local Flood Authority should be contacted to obtain prior written Consent. More details are available on our website.

If proposed works result in infiltration of surface water to ground within a Source Protection Zone the Environment Agency will require proof of surface water treatment to achieve water quality standards.

If there are any further queries please contact the Flood Risk Asset, planning, and Programming team via SUDS@surreycc.gov.uk.

- (6) Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to the Thames Water website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

- (7) A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

- (8) There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that

9 June 2020

you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

- (9) Thames Water recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.
- (10) Thames Water advise that 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 you're planning significant works near our mains (within 3m) they advise that they will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>