

Berridale, 15 College Road Epsom Surrey KT17 4HD

Demolition of existing detached building and erection of 10 new dwellings, vehicular and pedestrian access, parking and secure cycle storage and landscaping. (Amended drawings received 12.05.2016)

Ward:	College
Contact Officer:	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=summary&keyVal=NYXFMPG YJUT00>

2 Summary

- 2.1 Berridale is a substantial detached, two-storey dwelling currently sub-divided into 9 bed-sits that is located on the north side of College Road immediately opposite the junction with Lynwood Road. This application seeks permission for the demolition of the detached house and the erection of a part three-storey/part two-storey block of 8 two-bedroom apartments on the site of the original house and a pair of two-bedroom semi-detached houses within the rear garden.
- 2.2 The application is recommended for APPROVAL.

3 Site description

- 3.1 Berridale is a substantial detached, two-storey dwelling currently sub-divided in to 9 bed-sits that is located on the north side of College Road immediately opposite the junction with Lynwood Road.
- 3.2 The building stands in a deep plot with a substantial garden. The plot has a total area of approximately 0.19 hectares. Two detached buildings comprising a garage and laundry block are located adjacent to the boundary with 1 Cedar Close and there is a smaller detached store to the northeast of the main building.
- 3.3 There are a number of large mature trees on the road frontage and around the perimeter of the site. Tree Preservation Orders exist on a tree and a group of trees adjacent to the south-east boundary with the adjoining footpath and there are several ornamental trees and shrubs in the northern corner of the site.

- 3.4 Access to the site is off College Road and it is estimated that there is sufficient hardstanding within the front curtilage of the site for the parking of up to 6 domestic vehicles.
- 3.5 The application site is located in a predominantly residential area immediately adjacent to the (western) boundary of the College Road Conservation Area (CA). To the west of the site are modern dwellings in Cedar Close, and to the east on the opposite side of the footpath linking College Road with Albert Road, within the CA, are three pairs of Grade II listed weather-boarded semi-detached houses. A further Grade II listed house, 32 College Road, is located opposite the site at the junction of College Road with Lynwood Road.

4 Proposal

- 4.1 This application seeks permission for the demolition of the detached house and the erection of a part three-storey/part two-storey block of 8 two-bedroom apartments on the site of the original house and a pair of semi-detached houses within the rear garden.
- 4.2 The flats and houses would meet national space standards, with access to both private patios/balconies and communal landscaped amenity space for the flats, and private gardens for the houses. The unit layouts have been designed to meet the requirements of Lifetime Homes.
- 4.3 The overall height of the three storey element of the flat-roofed apartment block would be approximately 8.9 metres, and no part of the new building would project forward of the established building line within the site. The southeast face of the building would be set away from the conservation area boundary and back from the existing tree screening to protect trees.
- 4.4 The apartment building would have brick elevations, partly clad with metal panels. The elevations would be articulated by large window openings, recessed balconies with metal balustrades and vertical metal fins to the glazed stair core. The houses would have brick elevations, articulated by metal cladding details to the fenestration, under pitched roofs.
- 4.5 Parking for 10 vehicles would be provided in a landscaped courtyard between the apartment block and the pair of semi-detached houses. 10 bicycle spaces would be provided for residents of the apartment block. A secure cycle store would be located adjacent to the vehicular parking within the courtyard between the flatted block and the houses.
- 4.6 The existing access drive from College Road would be widened to provide a 3 metre wide shared surface and extended parallel to the northwest boundary to serve the houses at the rear. The extended access drive would be separated from the northwest boundary with existing dwellings on Cedar Close by a landscaped strip approximately 2 metres in width.

- 4.7 Indicative landscaping plans, including an Arboriculture Survey have been submitted with the application. These plans show additional planting is proposed to all boundaries to act as a green buffer between the proposed development and the adjacent properties. The proposed scheme includes the removal of several trees and other overgrown vegetation across the site, but a significant “balancing” tree replacement is proposed.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 41 neighbouring properties, a site and press notice. To date one letter of support and 6 letters of objection have been received regarding:

- Visual impact
- Out of keeping
- Proximity of bin store to Nos 1 and 4 Cedar Close
- Lack of parking provision
- Impact on privacy to No 2 Lynwood Road
- Loss of light and impact on privacy to No 1 Cedar Close

Epsom Civic Society: Design of scheme is contextually inappropriate. Inadequate parking provision.

6 Consultations

- 6.1 Conservation Officer: Previous permission exists for demolition of the existing building and residential redevelopment of the subject site. The present scheme proposes a less intensive level of development and the new build elements are less bulky and visually intrusive than those previously permitted. When compared to the preceding scheme, the presence of the development now proposed will have considerably less impact on the neighbouring designated heritage assets and it is thus preferred in terms of Policy DM8.
- 6.2 Highways Officer: No objection
- 6.3 Tree Officer: My main concern is the threats posed to the Copper Beech marked T24 on the submitted tree survey plan, due to the encroachment of the proposed flat building within the root protection area.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
11/00501/REN	27.10.2011	Renewal of planning permission 07/00282/FUL for demolition of existing house, garage and laundry block and erection of three-storey building at front of site, to provide 9 No. 1 bedroom flats and 3 No. 2 bedroom terraced houses at the rear, with associated access road, car and cycle parking and landscaping	GRANTED
14/01014/FUL	05.03.2015	Demolition of existing house, garage and laundry block and erection of three-storey building accommodating, 9 x one bedroom flat units, and 3 x two bedroom terraced houses, with associated access road, car and cycle parking and landscaping.	GRANTED

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Paragraph 17 Core Planning Principles
Chapter 6 Delivering a Wide Choice of Quality Homes
Chapter 7 Requiring Good Design

Core Strategy 2007

Policy CS1 Sustainable Development
Policy CS3 Biodiversity
Policy CS5 Built environment
Policy CS6 Sustainability in new developments
Policy CS7 Housing Provision
Policy CS8 Broad location of housing development
Policy CS12 Developer contributions to community infrastructure

Policy CS16 Managing transport and travel

Development Management Policies Document 2015

Policy DM4 Biodiversity and new development
Policy DM5 Trees and landscape
Policy DM9 Townscape character and local distinctiveness
Policy DM10 Design requirements for new developments
Policy DM11 Housing design
Policy DM12 Housing standards
Policy DM13 Building heights

Policy DM20	Environmentally sustainable development
Policy DM21	Meeting Local Housing Need
Policy DM22	Housing mix
Policy DM31	Safeguarding Small-Scale Retail Provision
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

9 Planning considerations

Principle of Development

- 9.1 The principle of demolishing Berridale and the redevelopment of the site has been established through the extant permission (14/01014/FUL) for the erection of a three-storey building accommodating, 9 x one bedroom flat units, and 3 (affordable) two bedroom terraced houses.
- 9.2 The redevelopment of this site within an already developed residential area is an appropriate and sustainable location for such development and in principle accords with the policies contained within national and local planning policy.

Visual Impact

- 9.3 The surrounding buildings have a varied architectural style. Buildings range from semi-detached listed cottages built in the early and mid-nineteenth century, through to larger detached family houses built between 1960 and 1980. Notably, all buildings are representative of their era.
- 9.4 The existing building on the site is a substantial Edwardian detached villa, with accommodation on three floors. The new block of flats would occupy a similar, but slightly larger footprint than both the existing building and the extant scheme, but, importantly, with a noticeably reduced overall envelope. The overall height of the new building would be similar to the eaves height of the existing building and the extant scheme, and the block would step down from three storeys (fronting College Road) to two storeys at the rear.
- 9.5 To further subordinate the massing, the flatted block has been designed as a lighter box “floating” above a heavy plinth. By way of contrast, Croft Court and Linden House, to the west of the application site are (contemporary) examples of larger buildings, which although of more “traditional” appearance, are less successful in terms of their design, scale and massing and subsequent integration in the street scene.
- 9.6 The proposed apartment block would establish its own contemporary design character by utilising construction materials, methods and architectural design that would be reflective of the present era, without resorting to pastiche.

- 9.7 The use of brickwork and metal cladding panels has been carefully considered and detailed, and would acknowledge the traditional materials used in the surrounding area albeit in a contemporary manner. The proposed fenestration details and their juxtaposition with a contemporary palette of materials are well chosen and well mannered. The metal cladding which would be a feature of the building, would weather over time, developing a distinctive patina, helping to further integrate the building within the site and street scene.
- 9.8 The mature trees within the application site would be retained. These surround the apartment building and would form a buffer and shield its visibility from the east and College Road. The flank wall of the block would be set back 7m from the flank wall of the listed dwellings at No 25 and 21 College Road which would result in the scheme not appearing overbearing and incongruous in terms of its relationship with the listed dwellings and the neighbouring properties to the south east.
- 9.9 The proposed houses would have brick elevations, with pitched roofs, which would reflect the massing and form of the neighbouring properties in Cedar Close.
- 9.10 It is concluded that the proposed would not have a harmful impact on the setting, appearance and character of the adjoining listed building, or on the street scene and wider area, and would therefore accord with Policy DM8, DM9 and DM10.

Neighbour Amenity

- 9.11 The new buildings have been designed, and detailed, such that the impact on neighbouring properties would be minimised. The bulk of the proposed front block of flats would be less than the existing building on site, and would therefore have no greater impact on the outlook of neighbouring dwellings.
- 9.12 Concerns have been raised regarding loss of privacy to No 22 Lynwood Road and No 1 Cedar Close, as well as loss of light to No 1 Cedar Close. The flank wall of the new building would face the flank elevation of No 1 Cedar Close at a distance of around 7m and as there are no primary windows serving habitable rooms facing the application building, there would be no impact on privacy. Loss of daylight, to the affected south orientated property would be negligible at this distance. The upper floor flank windows in the northernmost semi-detached dwelling, facing the rear elevation of No 5 Cedar Close, would be obscurely glazed
- 9.13 The front building would face the front of No 22 Lynwood Road at a distance of some 35m which is above the minimum (21m) usually considered adequate to avoid significant loss of privacy.
- 9.14 Obscure glazing to the upper floors of the new houses would mitigate overlooking to the rear gardens of Nos 4 and 5 Cedar Close, as well as Nos 17 and 21 College Road.

- 9.15 Concerns have been raised regarding the proximity of the respective bin store to Nos 1 and 4 Cedar Close. The bins would be contained within roofed enclosures and this would prevent any noise or odour transfer to the affected properties.
- 9.16 It is therefore concluded that the proposed scheme would not have a materially harmful impact on neighbour amenity in terms of overlooking, loss of privacy, daylight or being overbearing in their outlook.

Parking and Access

- 9.17 Paragraph 32 of the NPPF states that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are “severe”.
- 9.18 10 parking spaces are proposed (one per dwelling) which would comply with the Councils adopted parking standards which require 1 and 2 bedroom flats outside of the Town Centre to have 1 space per unit, and 2 bedroom houses to have 1 space.
- 9.19 The County Highways Authority has no objection to the proposal subject to the imposition of highway conditions regarding the provision of the parking spaces. Cycle spaces are provided within 3 purpose-built storage areas with which accords with the requirements of local guidance.

Refuse

- 9.20 A bin store for 2200 litres of waste and 2200 litres of recycling would be provided for the flatted scheme. Space for three wheelie bins would be provided in a store within the external amenity space of each house.

Landscaping

- 9.21 Indicative landscaping plans, including an Arboriculture Survey have been submitted with the application. These plans show additional planting is proposed to all boundaries to act as a green buffer between the proposed development and the adjacent properties. The proposed scheme includes the removal of several trees and other overgrown vegetation across the site, but a significant “balancing” tree replacement is proposed.
- 9.22 Hard landscaping materials such as brick paviours are proposed to create pathways and areas of hardstanding within the site. The vehicular and pedestrian access way would benefit from a contained gravel system, which would complement the “natural” palette of the site.
- 9.23 Whilst the Councils Tree Officer has raised no objections to the loss of trees to the rear of the site, as they are not preserved and are not particularly significant in terms of public visual amenity, due to the proximity of the front building to the Copper Beech tree, (which is located on the south western flank boundary of the site) he has raised the following concerns:
- Damage from foundation construction

- Damage to the tree from construction activity
 - Damage to the tree from pruning
 - Post development pressure: The uncomfortably close relationship with an increasingly larger growing tree is likely to lead to requests for removal of the tree, which could be difficult to resist
- 9.24 A detailed Arboricultural Method Statement for the protection of trees at the application site during the demolition and construction works, in particular the Copper Beech tree has been submitted to the Council as supplementary information.
- 9.25 The method statement confirms that the proposed apartment block could be constructed entirely above the existing ground level with the use of 350 millimetre diameter piles and a 200 millimetre thick reinforced concrete slab. With the exception of the excavation required for the four pile holes, there would be no other disturbance within the root protection area [RPA] of subject Beech tree.
- 9.26 The applicants submit that pruning would be required to raise the crown of the Beech to allow for the demolition of the existing building, construction access for the erection of scaffolding and to allow a reasonable margin of clearance for future growth.
- 9.27 This would require the removal of a total of four branches. They submit that the Beech tree is in good physiological condition and whilst acknowledging the Tree Officer's concerns regarding the tolerance of Beech (as a species) to heavy pruning, they do not consider the required pruning significant. It would have an insignificant effect on the health and physiological condition of the tree and would not adversely affect the tree's appearance or detract from the character or appearance of the site and local landscape.
- 9.28 They consider that the proposed pruning would allow adequate space for the tree's continued natural development and as and when clearance needs to be repeated it would be of small diameter shoot growth. In any event, they submit that the Council would have control of future pruning due to the existing Tree Presentation Order.
- 9.29 With regards to post-development pressure, an indication of the potential obstruction of sunlight has been illustrated by the applicants, by plotting a segment, with a radius from the centre of the trunk of the Beech equal to its height of 21 metres, drawn due north-west to due east. This indicates that the proposed apartment block would fall entirely outside the shadow pattern cast through the main part of the day and therefore would not result in "intolerable" living conditions with regard to sunlight availability.
- 9.30 In view of the above officers are, on balance, satisfied that the construction of the proposed apartment block would be in accordance with current standards and guidance.

- 9.31 A detailed landscaping scheme, including details of the foundation design and construction methods will be secured via appropriate planning conditions.

Sustainable Drainage System (SuDS)

- 9.32 SuDS became a material planning consideration on 6th April 2015 whereby details of proposed SuDS must be considered as part of the planning process and it must be demonstrated that the development would have no adverse impact on flood risk. This approach is supported by Policy CS6 which states that new development should avoid increasing the risk of flooding and Policy DM19 which requires development to reduce the volume and rate of surface water run off through the incorporation of appropriately designed SuDS.
- 9.33 The applicant has submitted information with regard to the provision of SuDS as part of their application. The Lead Local Flood Authority at Surrey County are satisfied that the proposed drainage scheme would meet the requirements set out in paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance (PPG) for Flood Risk and Coastal Change. They recommend that should planning permission be granted, that suitably worded conditions are applied to ensure that the SuDS scheme is properly implemented and maintained throughout the lifetime of the development.

Sustainability

- 9.34 Policy CS6 requires development to reduce or have a neutral impact on pollution and climate change. It also requires proposals to demonstrate how sustainable design and construction can be incorporated to improve energy efficiency. A Sustainable Energy Strategy has been submitted to demonstrate how the proposal will secure an energy efficient design and minimise its environmental impact. The strategy confirms best practice for air tightness and U-values (in relation to loss of heat through areas of glazing), high levels of insulation and features such as low energy lighting will provide a reduction in the demand for energy before the inclusion of renewables. The applicant proposes to use photovoltaic panels to provide at least 10% of the energy requirements from renewable resources on site.

Ecology

- 9.35 The previous scheme was supported by an ecology survey in 2011. The Applicant's ecologist has updated this survey in November 2015. The updated survey concludes that bats are not currently roosting within the buildings and they do not require further survey work. In these circumstances, the demolition of the existing building on site will not compromise this protected species.

Affordable Housing

- 9.36 Policy CS9 seeks 20% affordable housing to be provided on developments of between 5 - 15 dwellings. The proposal for 10 dwellings therefore generates a requirement for two dwellings to be provided on-site as affordable housing units.
- 9.36 Due to the significant 'Existing Use Value' of the application site, which currently comprises a single building sub-divided into 10 bed-sits and one self-contained flat, the applicant instructed its affordable housing viability consultant to undertake an affordable housing viability appraisal to establish if the scheme could afford to make a contribution to affordable housing.
- 9.37 The affordable housing viability appraisal submitted alongside this planning application demonstrates that the scheme cannot afford to make either on-site provision or an off-site financial contribution in lieu of on-site provision.
- 9.38 The Council's consultant has assessed the viability report and is in agreement that based on the figures in the submitted appraisal; the development would not be viable if affordable housing were to be provided.

Community Infrastructure Levy

- 9.40 The scheme is CIL liable

10 Conclusion

- 10.1 The proposal meets planning policy objectives and gives the opportunity to redevelop this brown field site with a high quality residential scheme.

11 Recommendation

- 11.1 Planning permission is granted subject to the following conditions:

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) 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.

- (3) 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 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.

- (4) The development works including ground preparation, demolition and construction; shall be carried out in strict accordance with the submitted Arboricultural Method Statement Ar/3450AMS/rg [AMS] (dated 4th May, 2016). No equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

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

- (5) No development shall take place until details of the foundation design, piling configuration, drainage and services and all new groundworks have been submitted to and approved in writing by the local planning authority. The works shall be carried out in strict accordance with the approved details.

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

- (6) Before the development is occupied, the proposed vehicular/pedestrian/cycle modified access College Road shall be constructed and provided with visibility zones in accordance with (the approved plans, all to be permanently maintained to a specification 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

- (7) 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 10 cars and a minimum of 10 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

- (8) For the two semi-detached houses, and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending or revoking and re-enacting that Order), planning permission shall be required in respect of development falling within all Classes of Part 1 Schedule 2 of that Order.

Reason: To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of the occupiers of adjoining property as required by Policy DM10 of the Development Management Policies Document 2015

- (9) No development shall commence until a Construction Transport Management Plan, to include details of :
- a) parking for vehicles of site personnel, operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials
 - d) programme of works (including measures for traffic management)
 - e) provision of boundary hoarding behind any visibility zones
 - f) HGV deliveries and hours of operation
 - h) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

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

- (10) 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 08:00 or after 13:00 hours on Saturdays and no construction work of any nature shall be carried out on Sundays or Bank/Public Holidays.

Reason: To ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers or highway safety or cause inconvenience to other highway users in accordance with Policies DM10 of the Development Management Policies Document 2015 and Policy CS16 of the Core Strategy (2007).

- (11) A report is to be submitted to the Local Planning Authority, within 6 months of the commencement of any use of any part of the building, to demonstrate that the renewable technologies (as detailed in the submitted Sustainability Statement) hereby approved have been fully implemented and are functioning.

Reason: In order to promote sustainable construction in accordance with Policy CS6 of the Core Strategy 2007.

- (12) 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

- (13) The residential units hereby approved shall not be occupied until they have achieved a water efficiency standard using not more than 110 litres per person per day maximum indoor water consumption.

Reason: To ensure that the development is sustainable and makes efficient use of water to comply with Policy DM12 of the Development Management Policies 2015.

- (14) Prior to construction the applicant must in their drainage strategy, provide results from infiltration testing in accordance with BRE Digest 365. The Sustainable Drainage System should then be designed and sized in accordance with these results and shall be submitted to and approved by the local planning authority.

Reason: To ensure the drainage design meets the national SuDS technical standards.

- (15) Before the commencement of the construction of the development hereby approved full details of the MicroDrainage calculations and results, for the complete drainage network, must be submitted to and approved by the local planning authority.

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards.

- (16) Before the commencement of the construction of the development hereby approved, evidence of how contaminated water will be adequately treated to prevent groundwater pollution must be submitted to and approved by the local planning authority.

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards.

- (17) Before the commencement of the construction of the development hereby approved, confirmation of ground water levels must be submitted to and approved by the local planning authority.

Reason: To ensure that infiltration is feasible for this site.

- (18) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the local planning authority.

Reason: To ensure that the proposal has fully considered system failure.

- (19) Before the commencement of the construction of the development hereby approved, details of how the Sustainable Drainage System will be protected and maintained during the construction of the development shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.

Reason: To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System.

- (20) Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the local planning authority

Reason: To ensure the drainage system is maintained throughout its life time to an acceptable standard.

- (21) Prior to construction of the development hereby approved the following drawings need to be supplied to and approved by the local planning authority:

- a drainage layout detailing the exact location of SUDs elements, including finished floor levels

- details of all SuDS elements and other drainage features, including long and cross sections, pipe diameters and respective levels

Reason: To ensure that the design fully meets the requirements of the national SuDS technical standards

- (22) Prior to occupation, a verification report carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

Reason: To ensure the Sustainable Drainage System has been constructed as agreed.

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

205_PLN_100 Rev I: 205_PLN_110 Rev D: 205_PLN_200 Rev F:
205_PLN_201 Rev F ;205_PLN_202 R205_PLN_100 Rev I: ev F:
205_PLN_203 Rev D: 205_PLN_210 Rev F: 205_PLN_211 Rev D:
205_PLN_300 Rev F: 205_PLN_301 Rev G: 205_PLN_302 Rev E:
205_PLN_400 Rev F

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).

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 186-187 of the National Planning Policy Framework 2012.
- (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:

- (a) using the 'fittings approach' where water fittings are installed as per the table at 2.1 in the AD or
- (b) 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

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