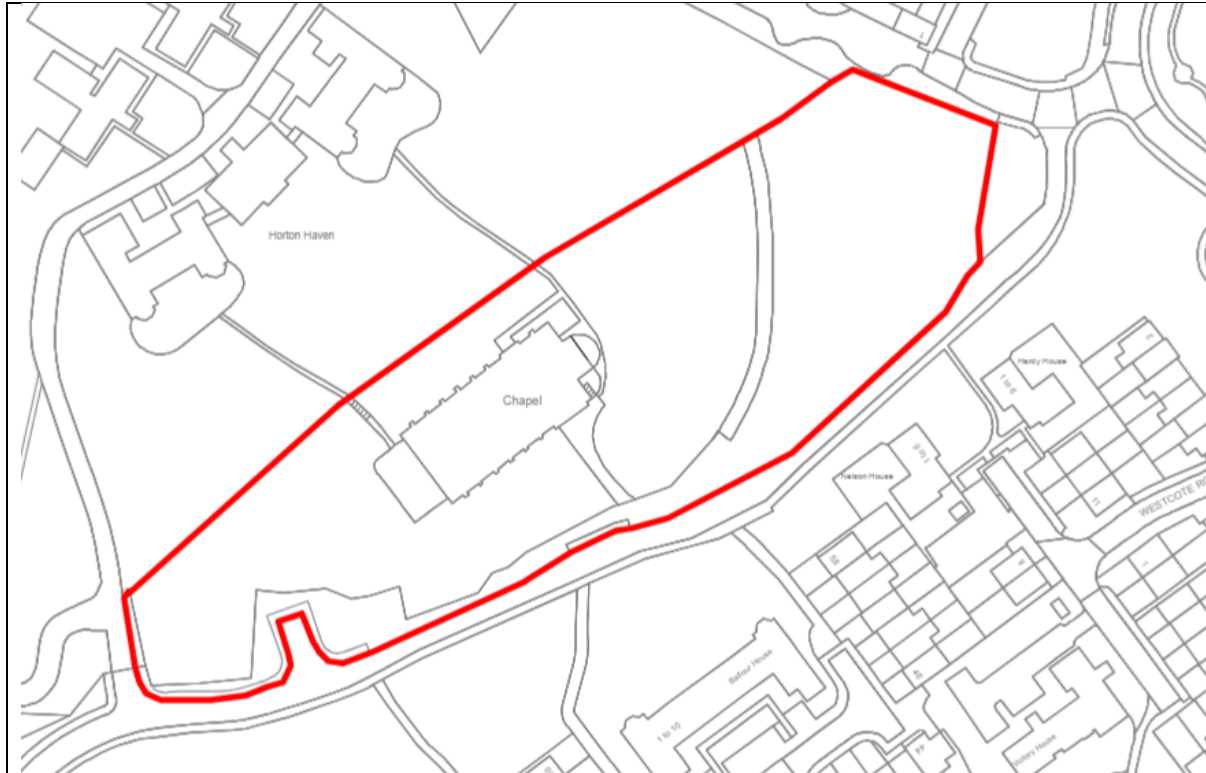


Planning Committee
29 January 2026

Planning Application
25/01364/FUL

25/01364/FUL The Hortons Arts Centre, Haven Way, Epsom

Application Number	25/01364/FUL
Application Type	Full Planning Permission (Major)
Address	Horton Arts Centre, Haven Way, Epsom KT19 8NP
Ward	Horton Ward
Proposal	Single storey detached rear outbuilding to accommodate an office
Expiry Date	17 February 2026
Recommendation	Approval, subject to conditions and informatives
Number of Submissions	None
Reason for Committee	Major development (site area >1 hectare)
Case Officer	Nima Tavasoli Roudsari
Contact Officer	Simon Taylor, Head of Development Management and Planning Enforcement
Plans, Documents and Submissions	Available at The Horton Arts Centre
Glossary of Terms	Available here



SUMMARY

1. Summary and Recommendation

- 1.1. The application has been called to the Planning Committee as it is a major development, owing to a site area of more than one hectare.
- 1.2. The proposal involves the erection of a detached office building to the rear (north-west) of the converted chapel. This additional accommodation cannot be accommodated within the primary building because of the open plan nature of the building and is required as a result of the ongoing success of The Horton and a corresponding increase in staff numbers.
- 1.3. The main building is a Grade II Listed Building. The building and associated grounds were acquired from Epsom and Ewell Borough Council and subsequently refurbished and converted into a community arts centre, supported by a significant grant from the National Lottery, opening in 2022.
- 1.4. The proposed outbuilding is functional and of an acceptable architectural standard. Due to its positioning, the structure will be concealed from the public highway by the chapel. To further integrate the development, additional mature soft landscaping and screening will be planted on either side of the office.
- 1.5. The Council's Conservation Officer has accepted the location of the office in principle. The design details are considered acceptable, subject to specific conditions to ensure the development remains sympathetic to the heritage significance of the site. No other consultee or neighbour objections were raised.
- 1.6. It is accepted that additional office space is a functional requirement of the primary building and its function remains strictly incidental to the primary use of the site as an arts centre. It is recommended that planning permission, subject to a condition requiring the structure be removed and the land restored to its former condition (grassland) when no longer required.

PROPOSAL

2. Description of Proposal

- 2.1. The proposal involves the following works:
 - Erection of a single-storey rear outbuilding (garden office), measuring 4m x 5m with a height of 2.8m
 - Associated access pathway

3. Key Information

	Existing	Proposed
Site Area	1.22 ha	
Units	1	1 outbuilding
Floorspace	~ 900m2	Additional 20m2
Number of Storeys	2	1
Car Parking Spaces	42	Unchanged
Cycle Parking Spaces	20	Unchanged

SITE

4. Description

- 4.1. The site is located within the Horton Conservation Area, just over one mile north of Epsom town centre. The converted former chapel on the site is Grade II listed and was built in 1901. It is yellow brick in English bond with red-brick bands and dressings, ashlar dressings, and a slate roof which was fully refurbished in 2019. It is a Grade II Listed Building. Full planning permission and Listed Building Consent were granted for the conversion into a community arts centre and the creation of a car park in 2018.
- 4.2. The site is 1.22 hectares and is fenced throughout. It is located off Haven Way and has a boundary of approximately 240m with this unclassified road. The main entrance to the site is from this road, and the site can be categorised into three main parts: the Horton Arts Centre's main building in the centre, a car and cycle park to the west, and a dense, mature wooded area to the east.
- 4.3. The neighbouring NHS Horton Rehabilitation Centre (to the Northwest) comprises a number of different buildings—several of which are in the process of closing and are boarded up, with some residents being moved out of the facility. To the north is a mixed affordable housing and retail development including a Tesco, a pharmacy, a takeaway, a bakery, and a dog grooming store. To the East are blocks of new-build residential flats (affordable homes managed by a local housing association), residential flats in a converted former hospital building, and new-build terraced houses.

5. Constraints

- Green Belt
- Tree Preservation Order (several trees within the curtilage)
- Grade II Listed Building (Horton Hospital Chapel)
- Horton Conservation Area
- Site of Special Scientific Interest Risk Area

- Great Crested Newt Impact Zone (moderate habitat suitability)
- Bat Survey Area
- Unclassified Road
- Potentially contaminated Land (Horton Hospital)
- Flood Zone 1

6. History

App No.	Description	Status
20/01154/COND	Discharge of Condition 2 (details of hard and soft landscaping) and Condition 6 (Delineation of parking spaces) of 19/00111/REM	Permitted
19/00112/LBA	Variation of 17/01379/LBA	Permitted
19/00111/REM	Variation of condition 9 of 17/01378/FUL	Permitted
18/01026/COND	Discharge of details required by Condition 2 (Ramps) and Condition 3 (Memorial Plaques) of 19/00112/LBA	Permitted
18/00938/COND	Discharge of details required by Condition 5 (CTMP) and 8 (Ecology) of 17/01378/FUL	Permitted
18/00733/COND	Discharge of details required by Condition 2 (Landscaping) and 3 (Tree protection) of 17/01378/FUL	Permitted
17/01378/FUL & 17/01379/LBA	Refurbishment and conversion of existing Chapel (Use Class D1) to an Arts and Performance Centre (Use Class D1 and D2), including performance zone, creative learning, exhibition and cafe zone, new entrance glazed canopy, new 57 space car park parking access road; associated external works including soft and hard landscaping.	Permitted
03/00564/REM	Modification of condition No. 2(i) of existing outline planning permission No EPS/95/00160 to increase the time for the submission of application for the approval of reserved matters up to the 23.12.2007	Permitted

CONSULTATIONS

Consultee	Comments
Ecology Officer	No objection. The building that the application applies to, has in the past been found to be a bat roost. However, due to the scale and location of the proposal no further survey or mitigation is required.
Conservation Officer	Some harm to the setting is noted but there is no in-principle objection, subject to (pre-commencement) conditions.
Public Consultation	

Consultee	Comments
Neighbours	The application was advertised by means of a site notice, press notice, and notification to nine neighbouring properties, concluding on 16 December 2025. No submissions were received.
Ward Member	No comments were received.

PLANNING LEGISLATION, POLICY, AND GUIDANCE

7. Legislation and Regulations

- 7.1. Town and Country Planning Act 1990
- 7.2. Planning (Listed Buildings and Conservation Areas) Act 1990
- 7.3. Community Infrastructure Levy Regulations 2010

8. Planning Policy

8.1. National Planning Policy Framework 2023 (NPPF)

- Section 12: Achieving Well-Designed Places
- Section 13: Protecting Green Belt Land
- Section 14: Meeting the Challenge of Climate Change, Flooding and Coastal Change
- Section 15: Conserving and Enhancing the Natural Environment
- Section 16: Conserving and Enhancing the Historic Environment

8.2. Epsom and Ewell Core Strategy 2007 (CS)

- Policy CS1: Sustainable Development
- Policy CS2: Green Belt
- Policy CS3: Biodiversity and Designated Nature Conservation Areas
- Policy CS5: The Built Environment
- Policy CS6: Sustainability in New Development

8.3. Epsom and Ewell Development Management Policies Document 2015 (DMPD)

- Policy DM3: Replacement and Extensions of Buildings in the Green Belt
- Policy DM4: Biodiversity and New Development
- Policy DM5: Trees and Landscape
- Policy DM8: Heritage Assets
- Policy DM9: Townscape Character and Local Distinctiveness
- Policy DM10: Design Requirements for New Developments
- Policy DM17: Contaminated Land

9. Supporting Guidance

9.1. National Planning Policy Guidance (NPPG)

- Community Infrastructure Levy
- Green Belt

- Historic Environment
- Natural Environment
- Tree Preservation Orders and Trees in Conservation Areas

9.2. Supplementary Planning Documents and Guidance

- Sustainable Design Supplementary Planning Document 2016

9.3. Other Documentation

- The Hospital Cluster Conservation Area Character Appraisal
- Community Infrastructure Levy Charging Schedule 2014

PLANNING ASSESSMENT

10. Principle of Development

- 10.1. The site is within Green Belt and Section 13 of the NPPF 2024 aims to prevent urban sprawl by keeping land permanently open with the purposes being to check unrestricted sprawl, prevent merging of towns, prevent encroachment within the countryside, preserve the setting of towns and encourage recycling of derelict sites.
- 10.2. Paragraph 153 of the NPPF 2024, reinforced in Policy CS2 of the Core Strategy, states that inappropriate development is, by definition, is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 requires substantial weight to be applied to harm to the Green Belt

- 10.3. The Green Belt considerations include the following:

Whether the proposal would be inappropriate development for the purposes of section 13 of the NPPF and development plan policy

- 10.4. Paragraph 154 of the NPPF 2024 states that new buildings in the Green Belt are inappropriate, unless it involves extensions to a building (where it does not result in disproportionate additions over and above the size of the original building). *Warwick DC v SSLUGC and others* [2022] EWHC 2145 (Admin) accepts that outbuildings can be considered as extensions to an existing building. That would be applicable in this case.

The effect of the proposal on the openness of the Green Belt and Countryside

- 10.5. The NPPF highlights that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belts are their openness and their permanence.
- 10.6. Policy DM3 of the DMPD which allows replacement and extensions of buildings in the Green Belt where they are not materially larger than the existing building it replaces (taking into account floorspace, bulk and

height) and in the same use. Quantitatively, the volume should be no more than 30% larger than the original building, which is as it existed on 1 July 1948 or as it was built originally. The proposal must also not have a detrimental impact on rural character through its siting and design.

- 10.7. The portable garden office has a volume of 56m³. The main building remains unchanged and undeveloped. Quantitatively, the scale of the outbuilding relative to the existing building would be significantly less than 30% increase. Qualitatively, the shed is modest and has minimal visibility from the public, and its visibility to the neighbouring rear properties is moderate. In terms of the Green Belt's openness, the front elevation of the building is unaffected, and as an outbuilding, its impact on other elevations is limited in views from the street.
- 10.8. It is therefore viewed as not being inappropriate development in the Green Belt and the principle is accepted. Very special circumstances would not be required.

11. Design and Character

- 11.1. Paragraphs 130, 135 and 139 of the NPPF 2024 refer to the need for functional and visually attractive development that is sympathetic to local character and history. Policy CS5 of the Core Strategy requires high quality design that is attractive, relates to local distinctiveness and complements the attractive characteristics of the area. Policy DM9 of the DMPD requires a positive contribution to and compatibility with the local character and the historic and natural environment and Policy DM10 requires good design that respects, maintains or enhances the prevailing house types and sizes, density, scale, layout, height, form and massing, plot width and building separation, building lines and key features.
- 11.2. The proposed building will be sited to the north of the chapel and will be largely screened from the public areas surrounding the site. It measures 4m x 5m with a height of 2.8m. The walls will be constructed of Structural Insulated Panels, finished with timber cladding in a natural wood colour—relatively sympathetic to the landscaped setting and the primary building. The main entrance door will be finished in grey powder-coated metal, designed to recede into the landscaped setting. Similarly, the windows are proposed with grey powder-coated metal frames to minimise their visual impact.
- 11.3. The outbuilding will be screened on three sides by well-established hedging and shrubs. The roof will be a flat EPDM rubber system with black PVC edge detailing and black uPVC guttering. A green roof tray system will be installed on top to provide further integration and biodiversity benefits.
- 11.4. On design and character grounds alone, owing to its location in an area of the site that is not accessible to the public and partly concealed by the

building itself, its impact on the overall townscape and the site's landscape is limited and not unacceptable.

12. Heritage and Conservation

- 12.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that development should ensure the preservation of the listed building or its setting or any features of special architectural or historic interest which it possesses including the structures within its curtilage (Section 16 and 66).
- 12.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to the desirability of preserving or enhancing the character or appearance of that area. The site falls within the Horton Conservation Area.
- 12.3. Section 16 of the NPPF 2024 requires the conservation of heritage assets. Paragraph 202 correct says heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation.
- 12.4. Paragraph 212 correct states that great weight should be given to the asset's conservation and paragraph 213 says that any harm to the significance of a designated heritage asset should require clear and convincing justification. Paragraph 215 states that where there is less than substantial harm, the harm should be weighed against the public benefits.
- 12.5. Policy CS5 of the Core Strategy and Policy DM8 of the DMPD seek to protect and enhance heritage assets and their setting.
- 12.6. The heritage significance of the Arts Centre derives from its architecture as a chapel for the surrounding asylums; it was designed by the architect G.T. Hine in 1894 and completed in 1901. It is a standalone building constructed of yellow brick with red-brick banding and arched windows in an Italianate/Neo-Baroque style, featuring relatively low-pitched slate roofs. A key characteristic of the former chapel is its status as a detached, standalone building of high architectural merit:
- 12.7. The proposed office building would result in a degree of harm to the setting of the Listed Building by virtue of its proximity, which would reduce the detached character of the former chapel and impede views of its north-west elevation. Although there is harm to the setting, there would be no actual physical harm to the listed building as this would be an independent structure.
- 12.8. The justification given is that further office space is necessary for the continued use of the building as an arts centre which is a charity. The current office is very small and there is no better location as evidenced in

the heritage statement. This includes consideration of three other locations:

- Far end of the car park,
- End of the garden
- Second office within the main building

12.9. These locations were rejected for various reasons, including:

- Obstruction of public views of the Grade II listed building
- Harm to TPOd trees
- Flooding and drainage implications
- Conflict with the car park operations or loss of car parking spaces
- Intrusive nature of utility connections
- Proximity to the existing building
- Climate of the building
- Health and safety
- Limitations of the open plan layout of the Grade II listed building

12.10. The outbuilding is proposed to the rear of the building (northwest), and this location has been selected as the only possible option, for the following reasons:

- Visual Amenity and Heritage Impact: This is the only viable location where the outbuilding remains virtually screened from public view and entirely obscured from the public highway. By being situated to the rear, the proposal preserves the key sightlines and the principal elevations of the Grade II listed chapel.
- Arboriculture: Unlike the discounted alternatives, this location is free from trees protected by Tree Preservation Orders (TPOs) and requires no tree removal, ensuring no harm to the local canopy.
- Environmental Protection: The sheltered nature of this site, provided by the primary building, offers protection from prevailing winds. This will reduce the rate of weathering on the timber cladding, ensuring the structure remains aesthetically sympathetic to its setting.
- Accessibility: The location benefits from an existing hard-standing path and proximity to electrical services. Consequently, the installation would cause minimal ground disruption.
- Ecology: The proposal includes a green roof and supplementary screening, which will enhance local biodiversity and provide a visual softening of the structure.
- Public Amenity: As this area is not currently accessible to the public, the development will have no detrimental impact on the visitor experience or the use of the community gardens.
- Spatial Relationship: The outbuilding maintains a sufficient separation distance from both the primary listed building and the site boundary, maintaining the detached character of the chapel.

12.11. The NPPF requires clear and convincing justification for any harm to the significance or setting of a heritage asset. It further mandates that such

harm be avoided or minimised, and where harm remains, it must be weighed against the public benefits of the proposal.

12.12. The justification provided is that additional office space is essential for the continued operation of the Arts Centre, which functions as a registered charity. The existing office provision is severely constrained, and the submitted Heritage Statement demonstrates that no alternative, less harmful location is available.

12.13. Consequently, the less than substantial harm to the setting is outweighed by the significant public benefits of supporting this community facility

12.14. However, to ensure the long-term protection of the heritage asset, the Conservation Officer requires that any permission be granted on a non-permanent basis. This ensures that the land can be restored to its open, grassed character, thereby preserving the setting of the listed building should the Arts Centre cease to occupy the premises or if circumstances change

13. Trees and Landscaping

13.1. Paragraph 136 of the NPPF 2024, Policy CS3 of the Core Strategy, Policy DM5 of the DMPD and the Householder SPG seek the retention, protection and enhancement of existing and new trees, hedgerows, and other landscape features, with removal of trees supported by sound justification and appropriate replacement planting of native species.

13.2. Tree Preservation Orders (TPOs) are present within the extensive curtilage of the site. However, the proposed garden office is located sufficiently far from them and no adverse impact on the trees is expected.

14. Neighbour Amenity

14.1. Policy CS5 of the CS and Policy DM10 of the DMPD seeks to protect occupant and neighbour amenity, including in terms of privacy, outlook, sunlight/daylight, and noise whilst Paragraph 191 of the NPPF 2023 and Policy CS6 of the CS seek to mitigate and reduce noise impacts.

14.2. The site is of a significant scale and benefits from its location and the nature of the neighbouring land uses. The only neighbour with the potential to be impacted is the NHS Horton Rehabilitation Centre to the northwest. While it is understood that several of these buildings are in the process of closing, given the substantial separation distance and the fact that the outbuilding does not include any rear-facing windows, the proposal's impact on the amenity of this neighbouring site is considered negligible.

14.3. Due to the outbuilding's moderate size and the absence of any rear windows, no adverse impact on this adjoining building is anticipated.

Additionally, the 4.3m distance from the rear of the garden office to the boundary is sufficient to mitigate any potential harm.

15. Parking and Access

- 15.1. Policy CS16 of the CS encourages an improved and integrated transport network and facilitates a shift of emphasis to non-car modes as a means of access to services and facilities. Development proposals should provide safe, convenient, and attractive accesses for all, be appropriate for the highways network, provide appropriate and effective parking provision, both on and off-site and ensure that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems, nor materially increase other traffic problems.
- 15.2. The proposed outbuilding is intended to provide an ancillary office space for existing and future staff, a requirement justified by the ongoing success of The Horton Arts Centre and a corresponding increase in staff numbers. The site features a substantial car park to the east, accommodating 40 car parking spaces, two disabled bays, and 20 cycle spaces. Given the ample level of car and cycle parking provided within the site, no additional provision is sought or necessary, and the proposal is acceptable.

16. Ecology and Biodiversity

- 16.1. Paragraphs 180 and 186 of the NPPF 2023, Policy CS3 of the CS and Policy DM4 of the DMPD require the conservation and enhancement of on-site biodiversity, with minimisation of impacts and the provision of mitigation measures. The duty of care extends to Regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 to protect species identified under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation of Habitats and Species Regulations 2017.
- 16.2. Given the location of the site within the Bat Survey Area, the Ecology Officer has assessed the proposal. They have concluded that while the main building to which the application relates has previously been identified as a bat roost, no further surveys or mitigation are required due to the scale and location of the proposed outbuilding. Consequently, the Council's Ecology Officer raises no objection on ecological grounds.
- 16.3. The site is located within the Great Crested Newt Impact Zone (moderate habitat suitability) and a Bat Survey Area. However, given the modest scale of this proposal and the suitability credentials of the site, no objection is raised.
- 16.4. The site is within a SSSI Impact Risk Zone Area. However, due to the minor nature of the proposal and as the site is in built-up area with low ecological status, there is no foreseeable harm to protected species and no objection raised.

- 16.5. The proposal would not be subject to Biodiversity Net Gain requirements because it has a footprint of less than 25m².

17. Contamination and Remediation

- 17.1. Paragraph 189 of the NPPF 2023 and Policy DM17 of the DMPD requires consideration of ground conditions and risks to end users. The site is listed as potentially contaminated on the Council's register.
- 17.2. The site is moderate in nature and, given that the proposed groundworks are negligible, there is a low risk of contamination; therefore, no objection is raised in this regard.

18. Accessibility and Equality

- 18.1. Policy CS16 of the CS and Policy DM12 of the DMPD requires safe, convenient, and attractive access to be incorporated within the design of the development. The site provides a fully wheelchair-accessible space to members of the public who are volunteering, researchers and visitors who want to speak to a member of staff privately and other stakeholders with access needs.
- 18.2. The Council is required to have regard to its obligations under the Equality Act 2010, including protected characteristics of age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion, or belief. There would be no significant adverse impacts as a result of the development.

19. Planning Obligations and Community Infrastructure Levy

- 19.1. Paragraphs 55 and 57 of the NPPF 2023 requires consideration of whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations, but only where they are necessary, related to the development, fair and reasonable.
- 19.2. Policy CS12 of the CS and the Developer Contributions SPD require that development must be able to demonstrate that the service and community infrastructure necessary to serve the development is available, either through on-site provision or a financial contribution via a planning obligation.
- 19.3. The Community Infrastructure Levy Charging Schedule 2014 indicates that the application is not chargeable for CIL payments because the extension is less than 100m² in floor area.

CONCLUSION

20. Planning Balance

20.1. Section 2 of the NPPF has an underlying presumption in favour of sustainable development which is carried through to the Development Plan. Policy CS1 of the CS expects development to contribute positively to the social, economic, and environmental improvements in achieving sustainable development whilst protecting and enhancing the natural and built environment.

20.2. Economic Considerations

20.3. The proposed development would contribute to economic activity in the local area, attracting minor weight.

20.4. Social Considerations

20.5. The proposal reinforces and maintains the social benefits of the premises, and this is afforded moderate weight.

20.6. Environmental Considerations

20.7. There is some harm to the setting of the listed building but this has already been considered in the context of public benefits. The harm is afforded minor weight but is otherwise offset by the public benefits.

20.8. Conclusion

20.9. The benefits of the scheme outweigh perceived harm and approval is recommended.

RECOMMENDATION

To grant planning permission subject to the following conditions and informatives

Conditions

1) Time Limit

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) Approved Plans

Unless otherwise agreed in writing by the local planning authority, the development hereby permitted shall be carried out in accordance with the plans numbered 2466-EX-1, 2466-SK-10a and 2466-SK-11a, received by the local planning authority on 18 November 2025.

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

3) Materials

Prior to the commencement of the works hereby permitted, details of materials and finishes shall be submitted to and approved in writing by the local planning authority. Details shall include samples of the colour and finish of the timber cladding (avoiding grey timber), doors and windows (timber-framed or timber-coloured) and the green roof system (including its structural loading and a specific planting schedule). No trickle vents shall be used on the external elevations of the doors and windows. The works shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2024, Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

4) Soft landscaping

No development shall take place until details of hard and soft landscaping have been submitted to and approved in writing by the local planning authority. The approved landscape scheme 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 Document 2015.

5) Removal of Building

The building hereby permitted shall not be used for any purposes other than those associated with the approved office use. If the building hereby permitted ceases being used for this purpose or is no longer required in connection with the Horton Arts Centre, then the approved building shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 months of the date that the use or requirement ceased.

Reason: To safeguard the long-term historic interest of the listed building in accordance with Sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2024, Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

6) External Storage

No materials or equipment shall be stored on the site outside the building hereby approved.

Reason: To safeguard the special architectural and historic interest of the listed building in accordance with Sections 16 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 16 of the National Planning Policy Framework 2024, Policy CS5 of the Core Strategy 2007 and Policies DM8, DM9 and DM10 of the Development Management Policies Document 2015.

Informatives

1) Positive and Proactive Discussion

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in the Core Strategy, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

2) Building Control

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at <https://ebcsltd.co.uk/> at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.

3) Working Hours

When undertaking building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of

the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.

4) Pre Commencement Conditions

The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

5) Protected Species

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

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

6) Changes to the Approved Plans

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