

The Royal Automobile Country Club (RAC), Woodcote Park Wilmerhatch Lane Epsom

Extension to existing sports club, reconfiguration to existing tennis courts, demolition of existing plant room and associated landscaping, engineering works and operations.

Ward:	Woodcote
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=documents&keyVal=OSNQC7GYH8000>

2 Summary

- 2.1 Woodcote Park lies approximately one mile south of the town of Epsom, and is adjacent to Epsom Downs Racecourse, which lies to the East. Woodcote Park has been the Country Club of the Royal Automobile Club since 1913. The Club has produced a Masterplan, which was granted consent in June 2015 under reference 14/01209/FUL.
- 2.2 One of the elements granted outline approval was the full or partial demolition and redevelopment of the Cedars Sports facility, to be in accordance with the Cedars Sports Development Parameters, dated November 2014.
- 2.3 These "Development Parameters" were identified and required to be complied with at reserved matters submission, to control the subsequent detailed design of the scheme and to ensure the Council could be certain the impact of the scheme on the green belt and the setting of the estate would be acceptable.
- 2.4 The "Development Parameters" is essentially a three dimensional "envelope" allowing a maximum footprint of 3400m², a maximum floorspace of 4200m² and a maximum height of 7m above ordnance datum
- 2.5 The scheme design has subsequently been refined, and there are a small number of areas identified where the proposed layout does not conform with the approved planning parameter plans or red line plan. As they are material changes to the existing outline consent, following discussions with officers at it was agreed that the club should submit a new planning application.

- 2.6 The case is being submitted to Committee at the discretion of the Head of Place Development as it is a “Departure” from the Development Plan.
- 2.7 The application is recommended for APPROVAL.

3 Site description

- 3.1 Woodcote Park clubhouse is a Grade II* listed building which offers clubhouse accommodation and dining facilities for members as well as administrative offices. There are also two 18-hole golf courses with associated clubhouse, driving range and health and fitness facilities.
- 3.2 The overall site, which falls within the Green Belt, is bounded by Wilmerhatch Lane and residential properties along The Ridge to the west, Crockingham Wood to the east, to the south by Langley Vale Road, and to the north, by The Durdans Estate. Day-to-day vehicular access is from Wilmerhatch Lane.
- 3.3 Cedars Sports (the application site) is situated approximately 120m south of the main club house. It is currently a sports centre providing activities for members. It contains an indoor swimming pool, squash courts, gym, fitness studio, treatments rooms and outdoor floodlit tennis courts.
- 3.4 The main entrance is accessed from the western path, which leads from the main clubhouse. The central spine of the building runs on an east/west axis. There is an organically shaped extension housing the gym. The pool is accessed directly from the changing rooms. Access to the double height squash courts is via stairs to the lower ground level.
- 3.5 Externally to the north is the lawn area, with a small hut underneath the large Cedar tree. To the south are the tennis courts, accessed via a small external terraced area. There is substantial hedging on the western and southern edges of the Cedar Sports site, enclosing the tennis courts.
- 3.6 The area between the club house and the Cedars Sports is mainly lawns with a series of existing paths. It is surrounded on three sides by the golf course; the 9th green to the west, the 18th green to the east, and the 10th tee to the south. There is a large area of dense woodlands to the north.

4 Proposal

- 4.1 This application seeks permission for the extension to the existing sports club, reconfiguration to the existing tennis courts, demolition of the existing plant room and associated landscaping, engineering works and operations.
- 4.2 The scheme seeks to consolidate the sports areas of the building into one area, adjacent to the changing facilities. The design approach is to extend the existing building at ground floor to the south and west where there is considered to be least impact to the visual amenity of the surrounding area. The existing gym would be moved into the new extension on the south which would link to the external terraces adjacent to the tennis courts.

- 4.3 The café would be situated in the area previously occupied by the current gym area. On the lower ground level the building would be extended to the east under the existing cantilevered plinth (previously the gym space) and would house the new spa facility. The extension of the lower ground floor would create an external terrace for the users of the café at ground floor level.
- 4.4 A new external pool and terrace would be created in the lawn area, linking with the existing indoor pool. The plant would be relocated to the eastern edge.
- 4.5 The new additions to the north, west and southern façades would match the existing “traditional” design, with a more organic eastern façade. Materials match the existing palette, including timber cladding, stone walls, and curvilinear metal /green roofs.
- 4.6 The current detailed design of the spa, has resulted in some slight variances to what the outline planning permission assumed would be required to accommodate the full scheme design of the spa. The increase in floorspace required represents 2.45% of the extant outline permission approval, or 103sqm.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 9 neighbouring properties, a site and press notice. To date (01.03.2018) no letters of objection have been received.

6 Consultations

- 6.1 Highways Officer: No objection subject to the imposition of conditions dealing with the submission of a Construction Transport Management Plan
- 6.2 Tree Officer: No objection
- 6.3 Surrey CC (Lead Local Flood Authority) – No objection
- 6.4 County Archaeologist - No objections. Condition to be imposed on any permission granted
- 6.5 English Heritage: No objection
- 6.6 Environmental Health: Condition (Remediation Strategy) to be imposed on any permission granted.
- 6.7 Conservation Officer: The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation. The proposal causes no harm to the significance of any designated heritage assets and there is no objection in terms of Policy DM8.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
14/01209/FUL	05.06.2015	<p>Redevelopment of Woodcote Park. Detail approval sought for :</p> <p>a) Demolition of the secretariat and administration building and partial demolition of clubhouse with replacement new five-storey (basement, ground and 3 upper levels) motor heritage wing to provide overnight accommodation, offices, banqueting, events and club facilities.</p> <p>b) Demolition of rear ground floor kitchen extension of the clubhouse.</p> <p>c) Creation of new arrival reception to clubhouse, including landscaping and public realm works.</p> <p>d) Restoration of the wall to the Walled Garden.</p> <p>e) Restoration of the Gardener's Cottage including replacement roof, and demolition of single-storey later additions.</p> <p>f) Provision of children's facilities within the Walled Garden, including a children's activity centre, indoor swimming pool, and associated areas.</p> <p>g) Use of existing Gardener's Cottage for activities associated with the Royal Automobile Club and/or for independent C3 use.</p> <p>h) Re-working of access and car parking at the seasonal car park to provide 95 permanent</p>	GRANTED

		<p>spaces.(Amended description 30.01.2015)</p> <p>i) Associated landscaping, ancillary storage and plant, and all associated engineering works and operations.</p> <p>Outline application for:</p> <p>a) Full or partial demolition and redevelopment of Cedars Sports to provide a replacement class D2 leisure facility, to be in accordance with the Cedar Sports Development Parameters, dated November 2014.</p> <p>b) Re-working of access and expansion and re-working of the existing north car park to provide 204 permanent spaces.(Amended description 30.01.2015)</p> <p>c) Associated landscaping, ancillary storage and plant, and all associated engineering works and operations.</p> <p>(Amended scheme drawings received 30.01.2015; Description amended 30.01.2015)</p>	
14/01210/LBA	16.09.2016	<p>Redevelopment of Woodcote Park. Listed Building Consent application for:</p> <p>a) Demolition of the secretariat and administration building and partial demolition of clubhouse with replacement new five-storey (basement, ground and 3 upper levels) motor heritage wing to provide overnight accommodation, offices, banqueting, events and club facilities.</p> <p>b) Internal reconfiguration of clubhouse and demolition of rear</p>	GRANTED

		<p>ground floor kitchen extension of the clubhouse.</p> <p>c) Creation of new arrival reception to clubhouse, including landscaping and public realm works.</p> <p>d) Restoration of the wall to the Walled Garden.</p> <p>e) Restoration of the Gardener's Cottage including replacement roof, and demolition of single storey later additions.</p> <p>f) Provision of children's facilities within the Walled Garden, including a children's activity centre, indoor swimming pool, cafe and associated areas.</p> <p>(Amended design and layout of the children's activity centre, indoor swimming pool, cafe received 30.01.2015)</p>	
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8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Paragraph 17	Core Planning Principles
Chapter 7	Requiring Good Design
Chapter 9	Protecting Green Belt Land
Chapter 10	Meeting the Challenge of Climate Change, Flooding and Coastal Change
Chapter 11	Conserving and Enhancing the Natural Environment
Chapter 12	Conserving and Enhancing the Historic Environment

Core Strategy 2007

Policy CS1	Sustainable Development
Policy CS2	Green Belt
Policy CS3	Biodiversity
Policy CS5	Built environment
Policy CS16	Managing transport and travel

Development Management Policies Document 2015

Policy DM4	Biodiversity and new development
Policy DM8	Heritage assets
Policy DM5	Trees and landscape
Policy DM9	Townscape character and local distinctiveness

Policy DM10	Design requirements for new developments
Policy DM35	Transport and new development
Policy DM36	Sustainable Transport for new development
Policy DM37	Parking standards

9 Planning considerations

Previous Application

- 9.1 A Masterplan for the RAC was granted consent in June 2015 under reference 14/01209/FUL. One of the elements granted outline approval was the full or partial demolition and redevelopment of the Cedars Sports facility, to be in accordance with the Cedars Sports Development Parameters, dated November 2014.
- 9.2 The extant outline permission is therefore a material consideration in assessing this application.
- 9.3 The current scheme differs from the extant scheme in the following ways:
- Footprint:
3353 m² (-47m² compared to extant scheme)
 - Floorspace:
4303m² (+103m² compared to extant scheme)
 - Height
83m AOD (-1m compared to extant scheme)
 - Basement Level:
Maximum basement level of 5m below AOD (+5m compared to extant scheme)

Green Belt Policy

- 9.4 The site is within the Metropolitan Green Belt. In the Green Belt “inappropriate” development is considered harmful to the Green Belt, and should only be accepted in very special circumstances.
- 9.5 Whilst there is a general presumption against “inappropriate development” in the Green Belt, some development is acceptable in the Green Belt, and this is set out in paragraph 89 of the NPPF:
1. Buildings for agriculture and forestry;
 2. Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 3. The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

4. The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 5. Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
 6. Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 9.6 All other development is considered “inappropriate” development and therefore planning permission should be refused unless “very special circumstances” exist.
- 9.7 Paragraph 88 states that Local Planning Authorities “should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations”.
- 9.8 The redevelopment of Cedar Sports, incorporating a spa is inappropriate development in the Green Belt as it would involve an increase in the footprint of the buildings and would incorporate indoor recreational uses which are not considered to be appropriate to the Green Belt.
- 9.9 The proposal remains inappropriate development as it would harm the openness of the Green Belt and is therefore subject to the very special circumstances test as outlined in the NPPF.

Very Special Circumstances

- 9.10 It is therefore considered that proposed scheme could only be justified if very special circumstances that outweigh the harm to the Green Belt can be clearly demonstrated.
- 9.11 The applicant previously put forward a forceful argument for very special circumstances, which was accepted by the Secretary of State. The current scheme would represent a decrease of 47m² in the footprint over that permitted by the extant “Development Parameters”, but an increase in the floorspace of 103m². This would not be not be significantly different from the extant scheme “development envelope”, and therefore whilst it represents inappropriate development having regard to the tests set out in the NPPF, the harm because of inappropriateness is, in this case, outweighed by the benefits of securing substantive heritage, economic and landscape benefits in the long term and this would be in the public interest.

- 9.12 In conclusion, on Green Belt policy, it is therefore considered that the submitted evidence to justify building within the Green Belt, in the current form now proposed outweighs the principle of inappropriateness and would therefore constitute very special circumstances. The application is therefore in accordance with Core Strategy Policy CS2.

Visual Amenity and Impact on the setting of the listed Main Clubhouse

- 9.13 The existing building would be extended at ground floor to the south and west. On the lower ground level the building would be extended to the east under the existing cantilevered plinth (previously the gym space) and would house the new spa facility. The extension of the lower ground floor would create an external terrace for the users of the café at ground floor level.
- 9.14 The single storey extension to the south and west elevations would have a part flat/part pitched metal roof with the elevations clad in a combination of random rubble stone and vertical cedar cladding. The eastern extension would reflect the existing curvilinear/organic elevation (in plan and elevation), both at ground floor and lower ground floor level. Materials would match the existing palette, including timber cladding, stone walls, and curvilinear metal /green roofs.
- 9.15 Although set within historic parkland, the site is well removed from the listed buildings and structures to the north, north-west and south-west. The principle of development within the parkland is established at this site and proposal remodels and enlarges buildings of no historic interest. Although the present level of development is intensified, the new built form would not intrude into any important views to or from the designated heritage assets in the vicinity, and the aesthetic of the wider parkland would be little altered.
- 9.16 The importance of sustaining and enhancing the significance of heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout section 12 of the NPPF and para. 132 requires great weight to be given to their conservation. The proposal causes no harm to the significance of any designated heritage assets and there is no objection in terms of Policy DM8.
- 9.17 The design, scale, massing and appearance are acceptable and it is concluded that the proposal would not have a harmful impact on the setting of the listed main clubhouse building or on the visual amenity of the wider area. The proposed scheme would therefore comply with Policy DM8 and DM1.

Neighbour Amenity

- 9.18 A Noise Impact Assessment Report has been submitted in support of this application. It reassesses the potential noise impact at nearby residential buildings arising from the current scheme.

- 9.19 The nearest private residential noise sensitive receptors in proximity to the proposed Cedars sports area extension development are properties located at the northern extent of The Ridge. These properties are located approximately 170m from the nearest point of the proposed Cedars sports area extension. All activity associated with the spa would be undertaken indoors, and that given the nature and purpose of the spa no significantly noise generating activities are proposed within this area.
- 9.20 It is therefore concluded that the proposed development would not give rise to any materially harmful impacts on neighbour amenity in terms of overlooking, loss of privacy, impact on outlook, or noise and disturbance.

Parking and Access

- 9.21 A Transport Assessment and Travel Plan have been submitted in support of the application. The Travel Plan has prioritised sustainable travel, which is achieved through: a shuttle bus service from Epsom Train Station to the Woodcote site, encouragement of cycling through increased number of on-site cycle spaces, car sharing, provision of a Guaranteed Ride Home, changing facilities and showers for staff and a Cycle to Work scheme. Surrey County Council has made various comments about the Travel Plan and it is recommended that a condition is imposed requiring the submission of a Travel Plan which takes into account these comments and best practice generally (Condition no. 4).
- 9.22 The Transport Assessment concludes that the impact of the proposed development would not be significant in terms of transport and parking. Officers and the Highways Officer concur with the conclusion.

Trees and Landscaping

- 9.23 One of the main design constraints is the root protection area of the Cedar tree located adjacent to the northern elevation of the proposed building. An Arboriculture Assessment and indicative landscaping plans have been submitted with the application.
- 9.24 The proposed development would be carefully sited to minimise impact on the cedar tree and respect the tree's 15m root protection area.
- 9.25 The proposals represent an opportunity to secure substantial appropriate new planting on the site. The loss of some vegetation will not be serious and there will be an overall net gain in vegetation with appropriate management of the landscape in the future.
- 9.26 A detailed landscaping scheme will be secured via appropriate planning conditions.

Flood Risk, Groundwater and Contaminated Land

- 9.27 The site is located within Flood Zone 1. The submitted Flood Risk Assessment states that flood risk from sewer or groundwater on the Woodcote Park Estate is low, but the most significant source of flooding at the site would be from surface water. The drainage strategy proposed uses SUDS techniques for drainage of all surface water from the site. There is one aspect of the proposed development which is shown to be located within the groundwater emergence zone and therefore could be at risk of groundwater flooding. This is the eastern part of the extended Cedars Sports Centre which includes the new spa. Further analysis of surveyed ground levels has however demonstrated that the site of the extension is on higher ground, above the valley floor, minimising the risk of groundwater flooding.
- 9.28 The surface water drainage strategy for the site proposes to retain existing drainage infrastructure where possible and re-route/upgrade as required. It is proposed to discharge storm water via infiltration. The proposed foul drainage is currently proposed to discharge by gravity and utilise the existing drainage network before eventually discharging to the public sewer (subject to a connection and connectivity survey). All pools, Jacuzzis, etc. would discharge via a backwash and filtration system prior to discharge to the public sewer. This is subject to detailed design.
- 9.29 An appropriate condition ensuring that the development is carried out in accordance with the submitted Flood Risk Assessment and Drainage Strategy is recommended to be imposed.

Sustainability

- 9.30 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.

- 9.31 The proposed redevelopment has been designed to meet all national and local planning policy objectives and to meet current Building Regulations. It is proposed to install a Combined Heat and Power plant as well as photo voltaic panels.
- 9.32 The proposal is indicative and further details and implementation of the sustainable measures should be secured through appropriate planning conditions (Condition no.7).

Ecology/Biodiversity

- 9.33 An Ecological Appraisal (including a desk study and an extended Phase 1 habitat survey) was previously carried out in relation to the proposed additions/alterations to the clubhouse, gardeners cottage, the double decked parking area, and the subject of the current application, the new spa.
- 9.34 The Appraisal concluded that subject to mitigation measures being implemented within the development proposals; it is not considered that any habitats or species present within or adjacent to the site would pose a constraint to the development. It is recommended that any permission should be conditioned (Condition no.10) to ensure these enhancement measures are implemented and the principles contained in the associated Landscape and Biodiversity Management Strategy – November 2014 should also be followed.

Archaeology

- 9.35 The application is supported by an Archaeological Assessment Report and an Archaeological Impact Assessment.
- 9.36 It proposes that a watching brief is maintained during any groundworks associated with extensions to the Cedar Sports Club. This would be secured by an appropriate condition (Condition no.8). The Counties Archaeological would need to agree a Written Scheme of Investigation (WSI) detailing the scope and methodology of the watching brief before the development groundworks can commence (Condition 9).

Community Infrastructure Levy

- 9.37 The scheme is not CIL liable.

10 Conclusion

- 10.1 The spa would be a critical component to the Masterplan to secure the long term future of the Club at Woodcote Park as a “destination spa”. It would provide an alternative (to the golf courses) “destination” attraction for its members at Woodcote, which would contribute to the long term overall viability of Woodcote Park.

10.2 Whilst the redevelopment of Cedar Sports, incorporating a spa, represents inappropriate development having regard to the tests set out in the NPPF, the harm by reason of inappropriateness is, in this case, outweighed by the benefits of securing substantive economic benefits in the long term and this would be in the public interest.

10.3 The proposal is recommended for approval on this basis.

11 Recommendation

11.1 Refer to the Secretary of State with a recommendation to grant planning permission subject to relevant conditions as follows:-

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 the development (other than ground works and access construction), details and samples of the materials to be used for the external surfaces of the development hereby permitted 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 ensure a satisfactory external appearance of the building in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies Document – 2015

- (3) 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**
 - (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) details of all temporary accommodation works including temporary roads, car park, offices

(k) Details of waste minimisation strategy- arisings

have 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.

- (4) Prior to the first occupation of the development hereby approved, a revised Travel Plan shall be submitted for the written approval of the local planning authority in accordance with the sustainable development aims and objectives of the National Planning Policy Framework, Surrey County Council's "Travel Plans Good Practice Guide", and in general accordance with the 'Heads of Travel Plan' document. The approved Travel Plan shall be implemented on first occupation of the new development and for each and every subsequent occupation of the development, and the Travel Plan should thereafter maintained and developed to the satisfaction of the local planning authority.

Reason: To promote sustainable means of travel and ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users as required by Policy CS16 of the Core Strategy 2007.

- (5) Prior to the commencement of the development (other than ground works and access construction), a landscaping scheme shall be submitted to and approved in writing by the local planning authority, details to include the planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping scheme shall include the schedule of species, sizes, and planting densities along with the specification for aftercare maintenance. The landscaping shall take place in strict accordance with a phased programme to be agreed as part of the approved details and the planting in each phase shall be maintained for a period of five years, such maintenance to include the replacement of any plants that die.

Reason: To ensure the provisions and maintenance of soft landscaping, in the interest of visual amenity as required by Policies CS1, CS2, CS5 of the Core Strategy 2007) and Policy DM5 of the Development Management Policies Document 2015

- (6) Prior to the commencement of the development (other than ground works and access construction, a Tree Protection Method Statement and a Tree Protection Plan in accordance with British Standard 5837:2012 (or

later revision) shall be submitted to and approved in writing by the local planning authority. The methodologies should expand on the approved arboricultural protection documents and include more specific details on tree protection from earthworks, hardscape construction, underground service installation and construction traffic encroachment within the root protection zones of retained trees on site, most notably the Cedar tree no.847. The development shall be carried out in accordance with the agreed details and 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.

- (7) The development shall be constructed in accordance with the measures outlined in Stage '3' Design Report for the Mechanical and Electrical Building Services Installations, dated December 2017.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials in accordance with Policy CS6 of the Core Strategy 2007.

- (8) The developers shall give at least two weeks' notice to Surrey County Council's Principal Archaeologist of their intention to start work on the site, and shall afford access at all reasonable times to any qualified person nominated by the Local Planning Authority, so that they shall have the opportunity to observe any works involving disturbance of the ground, and record any items of archaeological interest.

Reason: It is possible that minor items or features of archaeological interest will be disturbed in the course of the development, and these should be rescued or recorded before they are lost, as required Policy DM8 of the Development Management Policies Document 2015.

- (9) No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

Reason: To ensure the required archaeological work is secured satisfactorily in accordance with Policy DM8 of the Development Management Policies Document 2015

- (10) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, 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 Document 2015.

- (11) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development does not impact on local underground infrastructure or harm the future occupants of the site in accordance with Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies Document 2015.

- (12) The development permitted by this planning permission shall only be carried out in accordance with the approved FRA produced by Atkins dated November 2014 reference no. 5127703_200/072/DG/007 and Drainage Statement produced by MLM dated 12/12/17 reference BF/668456/AN

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (13) Prior to the commencement of the development (other than ground works and access construction) the applicant shall submit detailed hydraulic calculations of the final drainage calculation to include the following:

a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+Climate change allowance) for storm events. Detailed hydraulic calculation of each SUDs feature shall be included.

b) Detailed drawings to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions.

c) Half drain time of 24 hours shall be achieved for at least the 1:30 year storm

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (14) Prior to the commencement of the development (other than ground works and access construction) the applicant shall submit details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite.**

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (15) Prior to the commencement of the development (other than ground works and access construction) the applicant shall submit details of details of how surface water and any associated pollution risk will be dealt with during the construction of the development and how any Sustainable Drainage System will be protected and maintained. The development shall thereafter be carried out in strict accordance with those approved details unless otherwise agreed in writing with the Local Planning Authority**

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (16) Prior to the commencement of the development (other than ground works and access construction) details of maintenance regimes and responsibilities of the drainage and suds elements during the operation and lifetime of the systems shall be submitted. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.**

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

- (17) Prior to the first occupation of the development, 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 Urban Drainage System has been constructed as per the agreed scheme.**

Reason: To ensure suitable drainage of the development to reduce risk of flooding in accordance with Policy CS6 of the Epsom and Ewell Core Strategy 2007.

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

(03)-E-001	REV A	East Elevation
(03)-E-002	REVA	North Elevation
(03)-E-003	REV A	West Elevation
(03)-E-004	REV A	South Elevation
(03)-P-0B0	REV B	Basement
(03)-P-0G0	REVB	Ground Floor
(03)-P-0LG	REV B	Lower ground Floor
(03)-P-0R0	REV C	Roof
(03)-P-S000	REV A	Site Plan
(03)-X-001	REV B	Section A-A
(03)-X-002	REV B	Section B-B

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).

Informative:

- (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.**