

Bradford House 39A East Street Epsom Surrey KT17 1BL

Demolition of existing office building (Use Class B1a) at Bradford House and erection of a mixed-use six storey (plus basement) building comprising 221.5sqm of office floorspace at ground floor level and a student halls of residence (Use Class Sui Generis) containing 99 student bedrooms. Associated landscaping and basement level parking and cycle parking. (Description amended and revised scheme drawings and associated documents received on 04.07.2018)

Ward:	Town Ward;
Head of Service/Contact:	Ruth Ormella, Head of Planning/John Robinson Planning Officer

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=P4YPGAGYJBQ00>

2 Summary

- 2.1 This application proposes the demolition of a four-storey office building "Bradford House" and the erection of a mixed-use six storey (plus basement) building comprising office floorspace at ground floor level and a student halls of residence containing 99 student bedrooms.
- 2.2 Amendments have been made to the proposed scheme in order to make the scheme acceptable in planning terms.
- 2.3 The proposal would accord with the residential, environmental and highways policies contained in the Local Development Framework Core Strategy 2007 and the Development Management Policies Document 2015. **The application is therefore recommended for APPROVAL, subject to the signing of a S106 and conditions.**

3 Site description

- 3.1 The application site comprises a vacant four storey office building, built in the early 1980s. The façade of the building is clad in red brick at ground to second floor levels with the third floor a lead mansard roof. The building features a large glazed stairwell on the East Street elevation.

- 3.2 The Site is located within Epsom town centre boundary on the western side of East Street between Crossways House and “Newplan House”. A four storey brick and concrete office building is situated opposite the site.
- 3.3 Crossways House, also owned by the applicant, sits to the west of Bradford House. Crossways House is a five storey “T” shape block of student accommodation comprising 97 rooms with part office use at ground floor level.
- 3.4 Beyond the application site boundary, Bradford House is bordered by buildings of differing scales and land uses. The majority of the buildings in the area immediately surrounding the subject site are largely in commercial use. The Epsom gas holder site lies to the northwest of the application site and residential uses are located in the streets parallel with East Street to the south.

4 Proposal

- 4.1 The scheme proposes the demolition of the existing poor quality office building and the erection of a new six storey (plus basement) building, with ground floor office floorspace as well as new student halls of residence on the ground to fifth floors. The main elements would comprise:
 - The demolition of the existing 1980s office block;
 - Erection of a six storey mixed-use building;
 - Provision of 238.20m² of ground floor office space;
 - Provision of a student halls of residence comprising 99 student bedrooms at ground (situated to the rear of the office accommodation) to fifth floor levels, arranged into one cluster at ground floor level with shared kitchen/living room facilities and into three clusters per floor at first to fifth storey level;
 - Single basement level parking, accessed via the driveway to the east of the proposed development. Parking spaces would be allocated for the proposed office use and student drop off/pick up.
 - Basement parking to include a total of 7 car parking spaces (including 1 disabled parking bay) and 52 cycle parking spaces
 - Hard and soft landscaping to the front of the building;

5 Comments from third parties

- 5.1 The application was advertised by way of site and press notices as well as notification to 26 properties nearby. To date (28.06.2018) 2 letters of objection have been received regarding:
 - Lack of landscaping

6 Consultations

- 6.1 Highways: No objections, subject to conditions and a S106 contribution towards Travel Plan Monitoring.
- 6.2 Contaminated Land Officer: The property lies close to a site of potential contamination – Epsom Gas Works. The proposed student accommodation lies on land adjacent to the gas works and hence contamination may be encountered during the building works. I therefore recommend that Condition 8 be imposed on any permission granted.
- 6.3 Tree Officer: No objection, subject to conditions.
- 6.4 Health and Safety Executive: Has stated that although most of the application site falls within the Inner Consultation Zone of the Gasholder Station which lies to the north-west of the site, the proposed development would result in a recommendation of “Do Not Advise Against”.
- 6.5 Surrey CC (SuDS): No objection
- 6.6 Environmental Health; No comments received

7 Relevant planning history

Application number	Decision date	Application detail	Decision
14/00606/FUL	19.11.2014	Change of use from offices (Use Class B1a), extension and external alterations to Crossways House to provide offices and a halls of residence (Use Class C1) comprising 97 student bedrooms. Change of use (from offices), part demolition and external alterations to Bradford House to provide offices and 4 x residential flats (Use Class C3), whilst safeguarding an area for future access to land to the rear. Associated landscaping, parking and cycle parking”.	GRANTED
15/01602/REM	24.03.2016	Variation of Condition Number(s): 10, 11, 13, 15 and 18 of planning permission 14/00606/FUL to permit minor alterations to the layout of the approved ground floor plan of Crossways House to accommodate a slightly different layout to the student accommodation; substitution elevations for Crossways House to reflect minor changes to the proposed locations of the windows; and to reflect the fact that that the development will be phased.	GRANTED

8 Planning Policy

Core Strategy 2007

Policy CS5	Built environment
Policy CS6	Sustainability in new developments
Policy CS7	Housing Provision
Policy CS8	Broad Location of Housing Development
Policy CS9	Affordable housing and meeting housing needs

Policy CS11	Employment Provision
Policy CS12	Developer contributions to community infrastructure
Policy CS13	Community Facilities
Policy CS16	Managing Transport and Travel

Development Management Policies Submission Document November 2014

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 DM17	Contaminated Land
Policy DM21	Meeting Local Housing Needs
Policy DM25	Development of Employment Premises
Policy DM35	Transport and new Development
Policy DM36	Sustainable Transport for new Development
Policy DM37	Parking Standards

'Plan E' Epsom Town Centre Area Action Plan 2011

Policy E1	Town Centre Boundary
Policy E5	Town Centre Employment Floorspace Provision
Policy E9	Public Realm

9 Planning considerations

Principle of Development

- 9.1 The redevelopment of the application site has already been established by way of a permission granted in November 2014 (14/00606/FUL), for the extension and refurbishment of the adjacent Crossways House to provide office floorspace and student accommodation, as well as part demolition and refurbishment at Bradford House to provide office floorspace and four (C3) residential flats. Whilst the proposed work to Crossways House has since been completed, the elements of the application which related to Bradford House have not been implemented.
- 9.2 The current proposal for Bradford House would introduce a new design to the site but would retain the office use, with the residential C3 use on the upper floors being replaced by student accommodation.
- 9.3 The redevelopment of the site for a mixed use scheme comprising office, and student accommodation is therefore appropriate in principle, subject to compliance with other relevant Development Plan policies.

Loss of Employment Land

9.4 Bradford House is subject to an Article 4 Direction (served in 2013) which removed permitted development rights for a change of use from commercial to residential.

9.5 Core Strategy Policy CS11 states that:

'...losses of employment land will be resisted...within Epsom Town Centre and Ewell Village Centre...'

The Council's adopted Area Action Plan for the Epsom Centre 'Plan E' (2011) commits to resisting the loss of employment floorspace with East Street establishing itself as the main business district within Epsom and the borough.

9.6 Policy E5 caveats Policy CS11 by stating that "proposals that seek to redevelop aging upper floor office floorspace for retail, other commercial A class uses or non-commercial uses will be considered providing the following are demonstrated:

- That there is sufficient supply of high density employment floorspace within the Town Centre to meet the needs generated by future population growth
- That the proposal site is no longer fit for purpose as Town Centre office stock
- That the existing office use has been subject to an active marketing exercise lasting at least twelve months, prior to alternative uses being considered".

9.7 The Council considers Bradford House to be of strategic importance as it lies on the edge of an opportunity site identified in Plan E (the Area Action Plan for Epsom Town Centre), and its conversion to residential use would undermine the vision of this area as the Town Centre's commercial hub.

9.8 To justify this potential loss of commercial floorspace the applicant submits the following:

9.9 Bradford House has not been refurbished since it was first built in the 1980s, meaning it is now in need of major investment to bring the building up to Grade A standard to attract modern occupiers. The proposals clearly seek to optimise an existing employment site by redeveloping a site occupied by an ageing office building currently unable to meet modern standards as well as seeking the erection of a new building to provide both ground floor office space as well as a student halls of residence. The proposals will comprise high-end office accommodation.

- 9.10 The additional floorspace and improved services would create an attractive premises for a local business. The 221.5m² of ground floor office space alongside the student accommodation will make the building more attractive to potential tenants, encouraging full occupancy of the floorspace, which in turn will contribute to the creation of jobs. Whilst the existing Bradford House provides 864m² of office space over four floors, the proposal seeks to provide a reduced total of 221.5m² of office space, a slight increase on the existing level of ground floor provision which currently stands at 220.6m².
- 9.11 In December 2012 commercial agents SHW was appointed by the Receivers of Bradford House to sell the building which the applicant agreed to purchase in February 2013. Since the site was acquired by the applicant SHW has continued to market the vacant space within the building but with no success, until 2016 when the building was mothballed. As a consequence the majority of the building was either vacant or occupied on unviable terms with tenants only covering a small proportion of the building's running costs between 2013 and when it became vacant in 2017.
- 9.12 Overall, SHW has marketed the property on a long term basis and is of the view that unless the office floorspace at Bradford House is refurbished to a high standard brought up to Grade A standards there is little prospect of the building being let on commercial terms. Equally, it is unrealistic to expect that the building will be refurbished to a modern standard on a speculative basis for office purposes.
- 9.13 In conclusion it is noted that the ground floor of Bradford House would remain in commercial use which would comply with Plan E Policy E5 which seeks to retain employment accommodation and active frontages at street level. Following the previous approval of both the loss of office space at Bradford House and the development of Grade A office space at ground floor level, the loss of employment space is therefore supported.

Need for Student Accommodation

- 9.14 The student accommodation element of the proposal would comprise 99 student bedrooms across ground to fifth floor level, with one cluster at ground floor level and three clusters per floor at first to fifth floor levels.
- 9.15 The proposal at ground floor would comprise 5 accessible student bedrooms whilst there are 20 bedrooms on each floor at first to third floor levels. The fourth and fifth floors comprise 17 student bedrooms across each floor
- 9.16 The applicants have submitted a Planning Statement Addendum to justifying the need for the proposed accommodation. The statement provides the following information:
- The UCA Epsom Campus currently has around 1,700 students and has recently announced the launch of a new business school which

will offer a further 14 new courses for the 2018/2019 academic year. The business school is expected to attract more students, with between 100 and 200 additional international students per year initially, increasing to an additional 600 per year over the next 4 years. This increase in students, particularly those who do not have family locally, will put pressure on the existing student accommodation (and appropriate privately rented accommodation) in Epsom.

- The UCA can currently accommodate 253 students in halls (15%). However, applications for places in halls are generally received from 500-600 students per year; showing a shortfall in accommodation of more than 50%. Given the demand and the management required, the UCA are looking for premises which can provide close to 100 student bedrooms.
- As well as meeting the UCA's need for student accommodation in Epsom, the proposal can also address the matter of housing need from a planning policy perspective. The Strategic Housing Market Assessment (SHMA) for Kingston upon Thames and North East Surrey Authorities (June 2016) (which included Epsom and Ewell) set out an objectively assessed housing need (OAHN) for 418 new homes per year in Epsom and Ewell.
- The applicants submit that the 'need' for the proposed student accommodation would be two-fold. Firstly it would meet the requirements of the UCA; providing 99 student bedrooms in the town centre in circumstances where there is already a demand for halls accommodation which is due to increase with the introduction of the new business school (this is discussed in detail in the Planning Statement). Secondly, given that the objectively assessed housing need (OAHN) increases the number of homes required per year in Epsom from 418 to 579 and the draft NPPF and NPPG recognise student housing as contributing to the delivery of new homes, the 99 student bedrooms would deliver 17% of the annual housing target.

9.17 In conclusion Officers are satisfied that the proposal adequately demonstrates the need for additional student accommodation as well as contributing towards the Borough's housing targets. It is clear that the proposed student accommodation would be beneficial to meeting the student accommodation need generated by the University of Creative Arts. It would help ensure that the University continues to be a viable education and commercial enterprise that positively contributes to the economy of Epsom Town Centre. In that respect the proposal would meet the broad objectives of the Epsom Town Centre Area Action Plan.

Visual Impact

9.18 The proposed building would be a six storey linear block running along a northwest-southeast axis through the site, with basement parking, access and cycle storage.

- 9.19 The proposal would integrate with its immediate context using similar materials to the (adjacent) recently refurbished Crossways House and the similar (albeit more dated) Newplan House including brickwork of a brown/red blend
- 9.20 Fenestration would comprise portrait format tall windows with a variety of below cill coloured glass spandrel panels. The brickwork here has been designed to provide deep window reveals and features vertical columns spaced to provide articulation to the façade.
- 9.21 The north east (flank) elevation would have student bedrooms with projecting windows angled obliquely from the main facade. Grey powder coated aluminium louvres partially would cover the elevation walls where student bedrooms have windows mounted flush to the facade.
- 9.22 The front portion of the south western (flank) elevation would have student bedrooms with projecting angled windows, with the rear portion windows covered by grey powder coated aluminium louvres. This façade would comprise a mixture of facing brickwork and polyester powder coated aluminium cladding with deep window reveals and coloured glass spandrel panels. The louvres would not be visible from the public domain.
- 9.23 The application site falls within an area designated for building heights up to 16 metres, as noted in Plan E Policy E7. The proposed building height would be 18.1m, in line with the ridge of the neighbouring New Plan House. The top floor of the proposed building would be set back from the main façade which would visually reduce the height of the building at pedestrian level along East Street. The height is therefore acceptable.
- 9.24 In conclusion, the proposed building is of a scale that is considered to be of an appropriate height and massing when viewed in the context of the surrounding buildings. The surrounding buildings (namely Crossways House and Newplan House) are of a similar height and footprint to the proposed building.
- 9.25 The proposed scheme would therefore comply with Policies DM9, DM10, and Plan E Policy E7.

Neighbour / Residential Amenity

- 9.26 The proposal has been designed to avoid issues of overlooking both of and by surrounding properties.
- 9.27 The proposed glazing to the front façade along East Street would have solar reflective glass to provide privacy to the student bedrooms and offices. The windows of the student bedrooms to the rear of the (flank) north east elevation, and to the front of the (flank) south west elevation would be angled obliquely to prevent direct overlooking from Newplan House (office accommodation) and Crossways House (student accommodation) respectively.

- 9.28 Grey powder coated aluminium louvres would also cover the fenestration in the side elevations of the proposed building. The louvres would similarly prevent overlooking into the student bedroom windows facing New Plan and Crossways House.
- 9.29 The scheme would therefore comply with Policy DM10.

Quality of Accommodation

- 9.30 The proposed scheme would provide limited communal amenity space for the student accommodation. However it is acknowledged that the occupation of student accommodation is of a transient/temporary nature, often providing accommodation during term time only, and therefore the lack of amenity space is acceptable. Whilst the Technical Housing Standards-Nationally Described Space Standard are not applicable for student accommodation, the internal space standards would meet the minimum required by the University of the Creative Arts.

Access and Parking

- 9.31 Pedestrian access to the proposed ground floor office space would be directly at the front of the building from East Street. Pedestrian access to the student accommodation is via the south western side of the building where a stairwell and lift would provide access to the basement and upper floor levels.
- 9.32 Vehicle access would be via an existing driveway along the eastern side of the building leading off from East Street. The driveway would provide vehicle access down a ramp to the single storey basement car park.
- 9.33 The relevant parking standards for office use are contained within Surrey County Council's Vehicular and Cycle Parking Guidance - 2012. Standards for residential use can be found in the Council's Parking standards for Residential Development SPD - 2015.
- 9.34 With reference to the office use, the Surrey County Council guidelines state that a maximum range of 1 car space per 30m² to 1 car space per 100m² should be provided, depending on the location of the site. The proposed scheme would therefore be required to provide a maximum range of 2-8 spaces.
- 9.35 The proposal would provide an 8 space car park located at basement level below Bradford House. Of these 8 spaces, 4 would be allocated to serve the proposed office use, and 4 would be allocated as pick up/drop off spaces to serve the student accommodation.

- 9.36 The proposed student accommodation, managed on behalf of the University of Creative Arts Epsom, would operate a 'No Car' policy where students would be restricted from having a car when living in the student accommodation. In order to facilitate the 'No Car' policy, a Traffic Management Plan (TMP) has been prepared and submitted in support of this application. The TMP sets out that with the exception of mobility impaired students, no students would be permitted to park on-site. Students would also be requested to sign a tenancy agreement confirming that they would not have access to a vehicle whilst in residence.
- 9.37 A total of 52 cycle parking spaces are proposed. In line with Surrey County Council's 'Vehicular and Cycle Parking Guidance' document, this provision would consist of 50 spaces for the student halls of residence and 2 spaces for the office accommodation. Provision for the storage of 52 cycles is proposed within the basement.
- 9.38 The site is in a highly sustainable location, within walking distance of public transport and local facilities, and about a 15 minute walk from the UCA campus site of Ashley Road. It is therefore considered to be suitable for a car free development and would promote the Council's and the Government's sustainable transport aims and objectives
- 9.39 It is recommended that a condition requiring the submission of a Traffic Management Strategy which would address site parking provision issues, be imposed should planning permission be granted. The Highway Authority has no objection to the proposal and recommends conditions 6, 11, 12, 13, 14, 15 and 16 be imposed on any planning permission granted.
- 9.40 The submission of a Travel Plan and its monitoring would be secured by a legal agreement.

Refuse and Recycling

- 9.41 A bin store has been allocated within Bradford House, accessed from the southwest side of the proposed building. Subject to the imposition of Condition 7 (Waste Management Plan) the proposal is acceptable.
- 9.42 A waste collection scheme will be discussed with Epsom and Ewell Borough Council to ensure the bins are emptied frequently. The location of the proposed bin store is within the maximum 25 metre distance from the main carriageway (East Street).

Renewable Energy and Sustainability

- 9.43 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

- 9.44 The application is supported by a full Sustainability Statement which has been prepared by the applicant's consultants. The Statement sets out that the proposal will contribute to the local sustainability aims as well as meeting local and national objectives for sustainable development.
- 9.45 The proposed development would provide a significant improvement in environmental performance over the existing building as it stands. There would be an inherent increase in the fabric performance compared to the existing building, reduced energy losses and dependence on heating systems which offer significant reductions in the lifetime operating costs and overall carbon footprint. The proposed PV array to the roof would provide further benefits to the building's environmental performance. The proposed sedum blue roof has been designed to manage surface water runoff from the site and act as an efficient SUDS control.
- 9.46 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.
- 9.47 Condition 4 is recommended to secure the proposed renewable energy efficiency measures.

Safety Hazard Zone

- 9.48 The site adjoins the Epsom Gas Holder site and is therefore affected by the Health and Safety Executives (HSE) PADHI (Planning advice for developments near hazardous installations) guidance. The building is located within the PADHI 'middle zone'.
- 9.49 In the 'middle zone' the HSE 'advise against' Level 3 and Level 4 development and 'do not advise against' Level 1 and Level 2 development. In terms of office floorspace, workplaces for less than 100 employees in each building are considered Level 1 development.
- 9.50 The proposed commercial unit is not expected to be able to accommodate 100 employees. The office use therefore complies with PADHI guidance.
- 9.51 With regard to the halls of residence proposed to be provided at Bradford House, up to 100 beds are considered Level 2 development. The 99 student bedrooms proposed would therefore meet the HSE's requirements.

- 9.52 Whilst Officers have previously noted a preference for C3 residential accommodation on this site, it is acknowledged that whilst the PADHI restrictions are in place, any meaningful provision of C3 residential accommodation would be considered 'Level 3 development' and the HSE would therefore 'advise against'. Given the PADHI guidance, the proposed alternative use would be more appropriate in this location.

Trees and Landscaping

- 9.53 The existing site has limited soft landscaping, comprising two low category trees and a small grassed area to the front of the building. The areas to the east and north of the existing building are entirely tarmac.
- 9.54 The two existing trees are proposed to be removed. These are Category C1 and Category U trees. The trees are therefore considered to be of a low ecological value. Given the overall condition and quality of the trees, their proposed removal is not considered overly detrimental to the site, surrounding amenity or streetscene.
- 9.55 The submitted Arboricultural Report provides full justification for their removal. The forecourt to the building would be landscaped with a turfed area, shrubs and a low level box hedge. Three replacement trees are proposed to be planted.

Community Infrastructure Levy

- 9.56 The application would trigger a levy amount of approximately £88,597.00, subject to index linking.

10 Conclusion

- 10.1 Although the site is located in a business area which would be the preferred use, it does benefit from an existing permission for commercial and residential accommodation. Therefore, while this may not be the preferred use on the site, the proposal is considered broadly acceptable.
- 10.2 In view of the above the application is therefore recommended for APPROVAL, subject to the completion of a S106 and conditions.

11 Recommendation

Part A

- 11.1 Subject to a legal agreement being completed and signed to secure the following heads of terms:
- A Travel Plan Monitoring fee

The Committee authorise the Head of Planning to grant planning permission subject to the conditions detailed below:

Part B

- 11.2 In the event that the section 106 Agreement referred to in Part A is not completed by 28 September 2018 the Head of Place Development be authorised to refuse the application for the following reason:
- 11.3 In the absence of a completed legal obligation under section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with Policy DM37 (Sustainable Transport for New Development) in relation to the promotion of sustainable travel patterns.

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(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005

- (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) **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.

- (5) 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.

- (6) Prior to the first occupation of the student accommodation, a plan for the management of student arrivals and departures at the start and end of term shall be submitted and approved in writing by the Local Planning Authority. This plan shall confirm that on weekdays, no students shall be permitted to load and unload from the four, designated, parking bays on-site without the prior arrangement of the site management. This plan shall also confirm that at weekends, no students shall be permitted to load and unload from the four designated parking bays without the prior arrangement of the site management. There is to be no parking outside of these designated bays for student loading/unloading.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by policy CS16 of the Core Strategy 2007

- (7) Details of a waste management plan, incorporating provision for refuse storage and recycling facilities on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to works commencing on site. The refuse storage and recycling facilities shall be provided prior to the first occupation. The development shall be carried out strictly in accordance with the details so approved, shall be maintained as such thereafter and no change therefrom shall take place without the prior written consent of the Local Planning Authority .

Reason: In order that the development should take into account the need to minimise the dispersal of waste and facilitates the collection of recyclable waste in accordance with the provisions of Policy CS6 of the Epsom and Ewell Adopted Core Strategy 2007.

- (8) Unless otherwise agreed by the Local Planning Authority, the following must be undertaken prior to any development on site, in accordance with current best practice guidance:

(i) a site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas (including volatile hydrocarbons) and contaminants with the potential to impact sensitive receptors on and off site. The scope

and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority; and

(ii) if ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and or/ecosystems as required by Policy DM7 of the Development Management Policies 2015.

- (9) The upper floors of Bradford House (and the ground floor area shown as student accommodation on Drawing No BH307-1/031/J) shall be used for student accommodation only and for no other purpose (including any other purpose within Use Class C1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: To ensure a satisfactory form of use of the premises as required by Policy DM10 of the Development Management Policies 2015.

- (10) Notwithstanding the available permitted development rights under Class N of the GPDO 2013, the ground floor at Bradford House (denoted as "Commercial Area" on Drawing No BH307-1/031/J) shall be used for B1 (Office Use) only and for no other purpose (including any other purpose within Use Class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason: To ensure a satisfactory form of use of the premises as required by Policy DM25 of the Epsom and Ewell District Wide Local Plan (May 2000).

- (11) The development hereby approved shall not be first occupied unless and until the proposed vehicular / pedestrian / cycle / modified access to East Street has been constructed in accordance with the approved plans.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by policy CS16 of the Core Strategy 2007

- (12) The development hereby approved shall not be first commenced until the proposed ramped vehicular access to the basement level from East Street has submitted a scheme detailing the location and operation of the access control mechanism to be submitted to and approved in writing by the Local Planning Authority and thereafter the access control with approved access visibility zones and access ramp shall be kept permanently clear of any obstruction.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by policy CS16 of the Core Strategy 2007

- (13) The development hereby approved shall not be first occupied unless and until the existing accesses from the site to East Street as shown on the drawings have been permanently closed and any kerbs, verge, footway, fully reinstated.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by policy CS16 of the Core Strategy 2007

- (14) The development hereby approved shall not be first occupied unless and until space has been laid out within the site in for a maximum of 7 cars and 1 disabled space and a minimum of 52 bicycles to be parked securely in accordance with the approved plans for vehicles / cycles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / turning areas shall be retained and maintained for their designated purposes.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users as required by policy CS16 of the Core Strategy 2007

- (15) 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, shall be restricted between the hours of 0730-0900 and 1630-1800.

(g) measures to prevent the deposit of materials on the highway

(h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused - see condition one.

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 as required by policy CS16 of the Core Strategy 2007

(16) The development hereby approved shall not be first occupied until the following facilities have been provided in accordance with the approved plans and approved in writing by the Local Planning Authority for:

(a) The secure parking of bicycles within the development site,

(b) Facilities within the development site for cyclist to change into and out of cyclist equipment / shower,

(c) Facilities within the development site for cyclists to store cyclist equipment,

(d) Installation of a fast charge point, for electric vehicle charging

and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority.

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

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

a) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+40%) allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a maximum discharge rate of 1 in 1yr 2.6 litres/sec, 1 in 30yr 3.5 litres/sec and 1 in 100 year 4litres/sec utilising a blue roof system (as per the SuDS pro-forma or otherwise as agreed by the LPA).

b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.).

c) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

e) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected.

Reason: To ensure the design meets the national Non-Statutory Technical Standards for SuDS and the final drainage design does not increase flood risk on or off site.

- (18) 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. This must demonstrate that the drainage system has been constructed as per the agreed scheme (or detail any minor variations), provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).**

Reason: To ensure the Drainage System is constructed to the National Non-Statutory Technical Standards for SuDS.

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

011/D Proposed Site OS and Site Block Plan

012/F Site Landscape Context Plan

031/J Basement and Ground Floor GA

032/F First and Second Floor GA

033/F Third and Fourth Floor GA

034/F Fifth Floor and Roof GA

086/C Proposed North View

- 085/C Proposed North West Bird's Eye View**
- 084/C Proposed View Along East Street to New Building**
- 083/C Proposed South East View from West Street**
- 082/C Proposed South West View from East Street**
- 081/C Proposed North East Bird's Eye View**
- 072/E Rendered Elevations Proposed**
- 071/E Proposed Elevations**
- 051/F Proposed Section AA**
- 052/F Proposed Section BB**
- 053/F Proposed Section CC and DD**
- 073 Existing and Proposed Street Scene**

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).

- (20) Prior to the commencement of the development, a drawing showing the proposed site levels of the application site and the finished floor levels of the proposed dwellings 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: Submission of a scheme prior to commencement will ensure that the development accords with the Development Management Policies Document 2015 Policy DM10. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

- (21) The occupancy of the accommodation hereby permitted shall be limited to full time university/college students who are enrolled on an educational course within Epsom.**

Reason: The development is designed for a type of accommodation that is considered to be sui generis and would not be satisfactory for other residential uses.

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:

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

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

- (3) If you need any advice regarding Building Regulations please do not hesitate to contact Epsom & Ewell Borough Council Building Control on 01372 732000 or contactus@epsom-ewell.gov.uk.