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**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) (England) Order  
2015**

**Proposal:** Development of 98 apartments/dwellings, including conversion of the Grade II\* Listed Woodcote Grove and Grade II Listed Stable Block, with parking, access, landscaping and other associated works, following the demolition of the existing reprographics centre and conference centre

**Location:** Woodcote Grove, Ashley Road, Epsom, Surrey, KT18 5BW.

**Application Number:** 19/00999/FUL

Epsom & Ewell Borough Council as the local planning authority has **GRANTED PLANNING PERMISSION** for the above development subject to the following 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

- LOC - Site Location Plan - Rev B - dated 19.05.2019
- BLOC - Proposed Block Plan - Rev A - dated 31.07.2019
- 001 - Existing Site Plan - dated 26.07.2019
- 002 - Existing Coach House - Rev B - dated 30.07.2019
- 003 - Existing Conference Centre - Rev A - dated 26.07.2019
- 004 - Existing Woodcote Grove - Plans - Rev A - dated 26.07.2019
- 005 - Existing Woodcote Grove - Elevations - Rev A - dated 26.07.2019

- 006 - Existing Atkins Office Building - Ground Floor Plan - Rev A - dated 26.07.2019
- 007 - Existing Atkins Office Building - Typical Floor Plan - Rev A - dated 26.07.2019
- 008 - Existing Atkins Office Building - Elevations - Rev A - dated 26.07.2019
- 009 - Existing Atkins Office Building - Elevations - Rev A - dated 26.07.19
- 010 - Existing Reprographics Centre - Floor Plans and Elevations - Rev A - dated 26.07.2019
- 011 - Proposed Site Plan - Rev R - dated 28.07.2020
- 020 - Block A - Floor Plans - Rev D - dated 18.12.2019
- 021 - Block A - Elevations - Rev D - dated 27.03.2020
- 022 - Block B - Floor Plans & Elevations - Rev B - dated 30.07.2019
- 023 - Block C and D - Ground Floor Plan - Rev B - dated 31.07.2019
- 024 - Block C and D - First Floor Plan - Rev B - dated 31.07.2019
- 025 - Block C - Elevations - Rev B - dated 31.07.2019
- 026 - Block D - Elevations - Rev B - dated 31.07.2019
- 027 - Block E - Floor Plans - Rev C - dated 30.10.2019
- 028 - Block E - Elevations - Rev B - dated 31.07.2019
- 029 - Block F - Lower Ground Floor Plan - Rev F - dated 30.07.2020
- 030 - Block F - Upper Ground Floor Plan - Rev G - dated 05.02.2020
- 031 - Block F - First & Second Floor Plan - Rev H - dated 05.02.2020
- 032 - Block F - Third Floor Plan - Rev G - dated 27.01.2020
- 033 - Block F - Fourth Floor Plan - Rev E - dated 17.12.2019
- 035 - Block F - Elevations Sheet 1 - Rev G - dated 27.01.2020
- 036 - Block F - Elevations - Rev G - dated 27.01.2020
- 037 - Block F - Detailed Bay Sections- Rev A - dated 27.01.2020
- 038 - Block F - Detailed Bay Sections - Rev A - dated 27.01.2020
- 039 - Block F - Detailed Bay Sections- Rev A - dated 27.01.2020
- 040 - Site Sections AA-FF - Rev E - dated 27.01.2020
- 041 - Site Sections- Rev E - dated 27.01.2020
- 042 - Block E - Site Boundary Treatment - dated 05.02.2020
- 050 - Bin Stores - Plans and Elevations - dated 31.07.2019
- J4/01030 - Fence Standard Install Details - dated 04.01.2017

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)

3 Prior to the commencement of development, 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.

4 Prior to the commencement of development, a sample panel of brickwork measuring 1m X 1m must be prepared for inspection and approved by the local planning authority on

the Application Site as example for the brick to be used. These shall be used as model for colour, texture, module, bond, pointing and mortar colour and retained on the Application Site during construction. The development shall be carried out in accordance with the approved samples

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

5 Prior to the commencement of development, section drawings [parapets /reveals/lintel/cills/balconies, etc.] at a scale of 1:5 shall be submitted to the local planning authority. No works shall commence until these specifications are approved. The development shall be carried out in accordance with the approved specifications

Reason: To safeguard the special architectural and historic interest of the Site and in the interest of the character and appearance of the Conservation Area, in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015

6 The timber double doors in the archway of the Grade II listed Stable Block shall be retained and maintained

Reason: To safeguard the special architectural and historic interest of the listed buildings and in the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015

7 Following demolition and prior to occupation of the development , a site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants (including asbestos) with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. 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. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site and verification report shall incorporate the approved additional measures

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and or/ecosystems as required by Policy DM10 of the Development Management Policies Document (2015)

8 No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation, which has been submitted to and approved, in writing, by the Local Planning Authority

Reason: It is important that the archaeological information should be preserved as a record before it is destroyed by the development in accordance with Policy CS5 of the Core Strategy (2007)

9 The construction of the drainage system/prior to above ground floor superstructure shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the local 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) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels

b) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated storage volumes shall be provided using an infiltration based strategy

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

d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected. Including details of how any surface water flooding risk to Block A from the adjacent highway is mitigated

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

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

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

10 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

11 The development hereby approved shall be carried out in accordance with the protection, mitigation and enhancement measures detailed in the Ecological Impact assessment, dated 18 September 2020, prior to the first occupation of the development or in accordance with the approved timetable detailed in the assessment. The approved measures shall thereafter be maintained

Reason: To preserve and enhance biodiversity and habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015

12 The development hereby approved shall be carried out in accordance with the mitigation measures detailed within the Air Quality Assessment, dated 12.02.2019

Reason: To safeguard the residential amenity of neighbouring occupiers in accordance with Policy DM10 of the Development Management Policies 2015

13 Other than demolition and enabling works, the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

o all previous uses

o potential contaminants associated with those uses

o a conceptual model of the site indicating sources, pathways and receptors

o potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved

Reason: For the protection of Controlled Waters. The site is located over Principal & Secondary Aquifers and within SPZ1 and it is understood that the site may be affected by historic contamination

14 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, verified and reported to the satisfaction of the Local Planning Authority

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. The Environment Agency should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters

15 Prior to occupation of the development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, if appropriate, and for the reporting of this to the local planning authority. Any long-term monitoring and maintenance plan shall be implemented as approved.

Reason: Should remediation be deemed necessary, the Applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use

16 Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no drainage systems for the infiltration of surface water drainage into the ground are 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 Controlled Waters. The development shall be carried out in accordance with the approval details

Reason: To protect the underlying groundwater from the risk of pollution. Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater

17 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: The developer should be aware of the potential risks associated with the use of piling where contamination is an issue. Piling or other penetrative methods of

foundation design on contaminated sites can potentially result in unacceptable risks to underlying groundwaters. We recommend that where soil contamination is present, a risk assessment is carried out in accordance with our guidance 'Piling into Contaminated Sites'. We will not permit piling activities on parts of a site where an unacceptable risk is posed to Controlled Waters

18 The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved

Reason: To ensure that the proposed development does not pose a risk to water quality by ensuring foul sewage connection to the Thames Water sewer

19 No part of the development shall be first occupied unless and until the vehicular access to Ashley Road has been cleared of all vegetation at the back edge of the highway (along the fence line) to improve visibility zones in accordance with the approved plan and thereafter the visibility zones shall be kept permanently clear of any vegetation and obstruction over 1.05m high

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015

20 The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for the loading and unloading of service vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking / loading and unloading / 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. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015

21 The development hereby approved shall not be occupied unless and until at least 20 of the available parking spaces are provided with a fast charge socket and a further 20 of available spaces to be provided with a power supply to provide additional fast charge sockets (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9

"Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015

22 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) no HGV movements to or from the site shall take place between the hours of 8.30 and 9.15 am and 3.15 and 4.00 pm nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Ashley Road, Worple Road and ) during these times
- (k) on-site turning for construction vehicles has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.
- j) No construction vehicle access shall be permitted via Worple Road and Chalk Lane at any time

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015.

23 The development hereby approved shall not be first commenced unless and until a Delivery and Servicing Plan containing a scheme specifying arrangements for deliveries to and removals from the site, to include details of:

- a) The types of vehicles to be used and hours of their operation
- b) The design of delivery areas within the development site
- c) The dimensions and layout of lorry parking areas and turning spaces
- d) Chalk Lane access management approach (including emergency access)

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015



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

- o The secure, level and covered parking of 122 bicycles within the development site,
- o Facilities within the development site for cyclists to store cyclist equipment,
- o Providing safe routes for pedestrians / cyclists to travel between Ashley Road and Chalk Lane through the development site

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015

25 Three months prior to the occupation of the development a 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 as submitted, with specifics to be included on:

- o information to be provided to residents and visitors regarding the availability of and whereabouts of local public transport and car clubs, and thereafter the said approved facilities shall be provided, retained and maintained to the satisfaction of the Local Planning Authority
- o The submitted Travel Plan to include details of the car club operator, the types of vehicle to be provided, the parking bay location and how the car club will be marketed to residents, including any agreed membership discounts or offers

And then the approved Travel Plan shall be implemented prior to occupation of any dwelling and for each and every subsequent occupation of the development, thereafter maintain and develop the Travel Plan to the satisfaction of the Local Planning Authority

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015

26 The development hereby approved shall not be first occupied unless and until a scheme for specifying arrangements for the monitoring of the parking levels on-street connected to the development proposals, to include details of:

1. Monitoring of the on-street parking levels, taking place along Worple Road and Chalk Lane, at times to be agreed, to ensure no overspill car parking is taking place
2. Payment of financial monitoring fee towards reviewing the parking monitoring reports and reviewing the restrictions on Worple Road and Chalk Lane for period of up to 5 years post full occupation of the proposed development
3. Within a period of five years following occupation of the development, if required

by Surrey County Council following the above review process, the Applicant shall fully fund the cost of advertising and implementing a Traffic Regulation Order (TRO) for a revised traffic management scheme on Worple Road and Chalk Lane, in the vicinity of the site

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015

27 The following environmental mitigation measures shall be employed during the demolition and construction phases:

- o A name and contact number of a suitably accountable person shall be made available on the site boundary.

- o A log book shall be maintained of all dust and air quality complaints, and of exceptional instances that cause dust and/or air emissions. Records shall be maintained detailing the measures employed to reduce emissions in a timely manner. These records shall be made available to an officer of the local authority on request.

- o Regular checks shall be made of dust soiling of surfaces such as street furniture, cars and window sills within 100 metres of the site boundary. The frequency of these checks shall be increased during activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

- o The site layout shall be planned so that machinery and dust causing activities are located away from receptors as far as possible and screened if necessary.

- o An adequate supply of water shall be made available on the site for the use in dust suppression systems using non potable water where possible.

- o No burning of waste materials shall be permitted at any time

Reason: To protect the occupants of nearby residential properties from disturbance in accordance with Policy DM10 of the Development Management Policies 2015

28 No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy CS5 of the Core Strategy (2007) and Policy DM10 of the Development Management Policies 2015

29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Classes A, B, C, D, E, F, G, H of that Order

Reason: To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of future occupants of the development or the occupiers of adjoining property in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM10 and DM12 of the Development Management Policies 2015

30 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), no gates, fences, walls or other means of enclosure, other than those shown on the approved plans, shall be erected or placed on the Site

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

31 No development shall take place on site until:

(a) details of external lighting scheme has been submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination.

(b) the external lighting scheme has been installed, maintained and operated in accordance with the approved details

Any lighting, which is so installed, shall thereafter be maintained and operated in accordance with the approved details and shall not be altered other than for routine maintenance

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policies CS5 and CS16 of the Core Strategy (2007) and Policies DM9 and DM10 of the Development Management Policies 2015

32 Prior to the commencement of the development hereby approved (including demolition and all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a Tree Protection Plan(s) (TPP) and a detailed arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority

Specific issues to be dealt with in the TPP and AMS:

a) Location and installation of services/ utilities/ drainage in particular adjacent to 'Block A' and the root protection areas (RPAs), as defined in BS 5837: 2012, of trees nos. 9, 10 & 11;

b) Methods of demolition within the RPAs of the retained trees nos. 9 - 13, 56, 83 - 84, 86 and 108;

c) Details of construction for foundations or other structures which require excavation or that may impact on the RPAs of retained trees, specifically, individuals nos. 8 - 9, 48 - 49, 63, 83 - 84 & 152;

- d) A full specification for the construction of any roads, parking areas, new hard surfacing and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification;
  - e) A specification for protective fencing and trunk wrapping to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing;
  - f) A specification for scaffolding and ground protection within RPAs of construction exclusion zones, where total protection cannot be achieved due to access and construction requirements;
  - g) Details of site access, temporary contractor parking, on site welfare facilities and services, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires;
  - h) Methodology and detailed assessment of root pruning within RPAs;
  - i) Arboricultural supervision and inspection by a suitably qualified arboricultural consultant;
  - j) Reporting to the LPA of inspection and supervision;
  - k) Methods to improve the rooting environment for retained and proposed trees;
  - l) Details of all proposed access facilitation pruning.
- The development thereafter shall be implemented in strict accordance with the approved details.

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

33 Before any development or construction work begins, a pre-commencement meeting shall be held on site and attended by the developers appointed arboricultural consultant, the site manager/foreman and a representative from the Local Planning Authority to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed or that all tree protection measures have been installed in accordance with the approved tree protection plan. To include a reasonable supervision and monitoring programme with the LPA for the duration of development. The development shall thereafter be carried out in accordance with the approved details or any variation as may subsequently be agreed in writing by the LPA

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

34 The Arboricultural Method Statement and Plan required for compliance in support of the application shall be adhered to in full, subject to the arranged tree protection monitoring and site supervision requirements, detailed in the pre-start meeting report shall be undertaken by a suitably qualified tree specialist, and supervision reports forwarded to the LPA

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

35 The completed schedule of site supervision and monitoring of the arboricultural protection measures shall be submitted for approval in writing by the Local Planning Authority within 28 days from completion of the development hereby permitted. This condition may only be fully discharged on completion of the development, subject to satisfactory written evidence of compliance through contemporaneous supervision and monitoring of the tree protection throughout construction by a suitably qualified and pre-appointed tree specialist

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

36 No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the local planning authority

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

37 No development shall take place until details for the storage of waste on the premises, including the design and position of storage facilities for bins and recycling and details of a management company have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to first occupation of the development and thereafter maintained for the duration of the development

Reason: In the interests of residential and visual amenity, and to encourage waste minimisation and recycling of domestic refuse, in the interests of sustainable development in accordance with Policies CS5 and CS6 of the Core Strategy (2007) and Policy DM10 and DM12 of the Development Management Policies 2015

38 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

39 Prior to first occupation of any part of the development hereby permitted, details of the children's play area, including the number, type and design of play equipment, surfacing and enclosures are submitted to and approved in writing by the local planning authority. The development shall be carried out in strict accordance with the approved details and thereafter retained

Reason: To safeguard the special architecture and historic interest of the listed buildings and in the interests of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015. To secure community facilities in accordance with Policy CS13 of the Core Strategy (2007)

40 Prior to the commencement of development, a Car Park Management Plan shall be submitted to the Local Planning Authority for approval in writing. The plan should describe how parking will be distributed and managed on the site and the location of electric vehicle charging points. This shall be a live document that would be reviewed.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users. Required in recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019. To accord with NPPF 2019: Section 9 Promoting Sustainable Transport, and Epsom and Ewell Core Strategy 2007 and Epsom and Ewell Development Management Policies 2015

## Informatives

1 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 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 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 The Applicant's attention is drawn to the series of publications produced by the Department for Communities and Local Government (CLG), which provides information for the responsible person about the Fire Safety Order. These publications are available from

Government Services and Information website at: <https://www.gov.uk/workplace-fire-safety-your-responsibilities/fire-safety-advice-documents>. Responsibility for ensuring that a building is provided with appropriate fire safety arrangements rests with the responsible person, once the building is occupied. The responsible person should, therefore, ensure that the fire safety arrangements in place are adequate and comply fully with the requirements of the Fire Safety Order

4 Fire safety information in accordance with Regulation 38 of the Building Regulations 2010 should be provided to the responsible person at the completion of the project or when the building or extension is first occupied. This information should take the form of a fire safety manual and form part of the information package that contributes to the fire risk assessment that will need to be carried out under the Regulatory Reform (Fire Safety) Order 2005

5 Passive fire protection measures, particularly fire stopping, fire barriers and fire resisting compartmentation, restricts the spread of smoke and fire through a building through hidden areas such as voids. Surrey Fire and Rescue Service (SFRS) recommend that careful attention is given to this detail during construction. Certification of this work can be beneficial to confirm the suitability of the structure to meet its performance requirement lay out in this design application

6 Surrey Fire and Rescue Service (SFRS) would strongly recommend that consideration is given to the installation of AWSS (ie; Sprinklers, Water Mist etc) as part of a total fire protection package to: protect life, protect property, heritage, the environment and our climate, help promote and sustain business continuity and permit design freedoms and encourage innovative, inclusive and sustainable architecture. The use of AWSS can add significant benefit to the structural protection of buildings in the event of a fire. Other benefits include supporting business recovery and continuity if a fire happens. SFRS are fully committed to promoting Fire Protection Systems for both business and domestic premises

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

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

9 Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water, there no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required:

<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-andpay-forservices/Wastewater-services>

10 Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses

11 There may be public sewers crossing or close to the development. If the Applicant discovers a sewer, it's important to minimise the risk of damage. The Applicant is advised to read Thames Water's guide: <https://developers.thameswater.co.uk/Developing-a-large-site/Planningyourdevelopment/Working-near-or-diverting-our-pipes>

12 If the Applicant proposes to use mains water for construction purposes, it's important to Thames Water know before this is used, to avoid potential fines for improper usage. More information and how to apply can be found online at: [thameswater.co.uk/buildingwater](https://thameswater.co.uk/buildingwater)

13 Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

14 Design standards for the layout and construction of access roads and junctions, including the provision of visibility zones, shall be in accordance with the requirements of the County Highway Authority

15 Details of the highway requirements necessary for inclusion in any application seeking approval of reserved matters may be obtained from the Transportation Development Planning Division of Surrey County Council

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

17 The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The Applicant is advised that, a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/roadpermits-andlicences/the-traffic-management-permit-scheme> . The Applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see [www.surreycc.gov.uk/people-andcommunity/emergency-planning-andcommunitysafety/floodingasorrydvice](http://www.surreycc.gov.uk/people-andcommunity/emergency-planning-andcommunitysafety/floodingasorrydvice)

18 When access is required to be 'completed' before any other operations, the Highway Authority may agree that surface course material and in some cases edge restraint may be deferred until construction of the development is complete, provided all reasonable care is



taken to protect public safety

19 The developer is advised that the standard fee of £4,600 will be charged for input to, and future monitoring of the Residential Travel Plan

20 Any unilateral undertaking shall be in accordance with Surrey County Council's standard format

21 A TRO would be required should the CHA consider that over-spill parking is taking place from the proposed development, with such parking resulting in danger and inconvenience to highway users

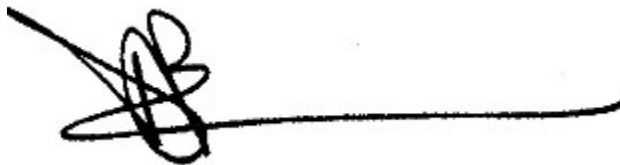
22 The developer is advised that as part of the detailed design of the highway works required by the above condition, the County Highway Authority may require necessary accommodation works to street lights, road signs, road markings, highway drainage, surface covers, street trees, highway verges, highway surfaces, surface edge restraints and any other street furniture/equipment

23 The developer would be expected to agree a programme of implementation of all necessary statutory utility works associated with the development, including liaison between Surrey County Council Streetworks Team, the relevant utility companies and the developer to ensure that where possible the works take the route of least disruption and occurs at least disruptive times to highway users

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

Dated: 21 December 2020

Signed:

A handwritten signature in black ink, consisting of a stylized, cursive 'B' followed by a horizontal line extending to the right.

Head of Planning

**Notes for the applicant**

**This proposal may be liable for the Community Infrastructure Levy (CIL). This is payable to the Borough Council, as the local collecting authority, before development on application 19/00999/FUL is started.**

**If CIL is liable we will shortly contact all relevant interested parties and serve them with a Liability Notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.**

**The party liable to pay CIL must assume liability before any work starts; they must also provide us with a valid [Commencement Notice](#). If this is not provided we will impose surcharges and require immediate payment.**

**Please contact us on 01372 732000 if you have questions about CIL, before work commences.**

This permission relates only to planning legislation. It is your responsibility to seek authorisation required under other legislation. Please contact Customer Services on 01372 732000 for further advice.

In particular, Building Regulations approval may be required for this work. Applicants are advised to contact the Building Control Service at the Town Hall, Epsom, (telephone 01372 732000) to ascertain whether it is necessary for permission to be given under the building regulations.

Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the buildings and any neighbouring building.

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 within the following timescales:

#### Householder applications

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice

#### Full applications

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice

#### Enforcement applications (land already the subject of an enforcement notice)

A planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

#### Enforcement applications (land which has an enforcement notice served)

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice whichever period expires earlier.

Appeals must be made using a form which you can get from the Secretary of State online at <https://www.gov.uk/planning-inspectorate> or by writing to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (tel: 0303 444 5000).

The Secretary of State can allow a longer period for the giving of a notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.

#### **Purchase Notices**

If either the local planning authority or the Secretary of State refuse permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provision of the Town and Country Planning Act 1990.