

TO: PLANNING & REGULATORY COMMITTEE

DATE: 22 February 2017

BY: PLANNING DEVELOPMENT TEAM MANAGER

DISTRICT(S) EPSOM & EWELL BOROUGH
COUNCILELECTORAL DIVISION(S):
Ewell
Mr Beckett

PURPOSE: FOR DECISION

GRID REF: 521933 162479

TITLE: SURREY COUNTY COUNCIL PROPOSAL EP16/01319/CMA

SUMMARY REPORT**Ewell Grove Infant and Nursery School, West Street, Ewell, Surrey KT17 1UZ**

Expansion of existing 2 FE Infant School with 26 FTE Nursery to a 2 FE Primary School with 26 FTE Nursery to include the demolition of existing nursery, reception and shed buildings and erection of a new Key Stage 1 building on the West Street frontage together with a part two storey and part single storey extension to the existing school building with associated access improvements, amended staff parking, removal of trees, landscaping including new hardstanding and drainage infrastructure.

Surrey County Council is seeking to permanently expand this school from a 2.5 Form Entry Infant School for 4-7 year olds to a 2 Form Entry Primary School for 4-11 year olds. The school currently has capacity for 220 pupils (although it is understood that there are currently 236 pupils enrolled). There is also a nursery on site which has 49 pupils across the morning and afternoon sessions. The extension and replacement building will create capacity for 469 pupils in total across 15 classes, both primary and nursery classes.

This scheme forms part of a trio of schools comprising Ewell Grove Infant School, West Ewell Infant School and Danetree Junior School. Collectively (and subject to gaining planning consent) the schemes were planned to provide for 1680 primary school places in this area. The expansion within the Ewell Trio was also planned to provide certainty amongst parents in this area of where the children will be schooled up until the age of 11 years by expanding each school to an all through primary.

Six letters of objection have been received and six of support. The letters of objection largely point to highways issues and raise concern at the likely increase in traffic which would arise from the development.

The site lies within the urban area but is also within a Conservation Area and Area of High Archaeological Potential. The existing school building on the site dates from 1916 and has been identified by the Borough Council as a building of townscape merit being designed by London architects Jarvis and Richards in an Arts and Crafts style. The site also contains a significant number of trees. The main issues for consideration in this case are the impact of the proposal on the identified Heritage issues as well as other issues such as the loss of trees, impact on residential amenity and highways considerations. Officers have assessed all of the relevant issues and have concluded that the proposal complies with the Development Plan and other relevant planning guidance.

The recommendation is to PERMIT the application subject to conditions.

APPLICATION DETAILS

Applicant

SCC Property Services

Date application valid

17 November 2016

Period for Determination

16 February 2017

Amending Documents

EWE-HLM-A-B03-XX-EL-PR04-01 Rev PA1 Building 03, Proposed Elevations
 EWE-HLM-A-BB-00-GA-PR04-01 Rev PA1 Proposed Ground Floor Plan
 EWE-HLM-A-BB-01-GA-PR04-01 Rev PA1 Proposed First Floor Plan
 EWE-HLM-A-BB-02-GA-PR04-01 Rev PA1 Proposed Roof Plan
 EWE-HLM-A-BB-M0-GA-PR04-01 Rev PA1 Proposed Mezzanine Floor Plan
 EWE-HLM-L-XX-XX-EL-PR04-01 Rev PA0 Proposed Shed Plans and Elevations
 EWE-HLM-A-XX-XX-GA-EX07-01 Rev PA1 Site Location Plan
 EWE-HLM-A-XX-XX-GA-PR05-01 Rev PA2 Proposed Block Plan
 Plan 1 (00439_01.dwg) dated 10/02/05 Site Plan
 A093463_1300_Rev G Proposed Drainage Strategy
 23/01/17 A093463 Drainage Strategy
 23/01/17 Combined Geotechnical and Quantitative Ground Contamination Risk Assessment
 23/01/17 Micro drainage calculations
 23/01/17 Bower and Rice Solutions
 23/01/17 Soakaway Calculations
 23/01/17 Mean Annual Flood calculations
 06/02/17 Design and Access Statement Rev B

SUMMARY OF PLANNING ISSUES

- 1 This section identifies and summarises the main planning issues in the report. The full text should be considered before the meeting.

Planning Issue	Is this aspect of the proposal in accordance with the development plan?	Paragraphs in the report where this has been discussed
PRINCIPLE OF DEVELOPMENT AND EDUCATIONAL NEED	yes	27-41
IMPACT ON HERITAGE ASSETS - CONSERVATION AREA	yes	42-72
DESIGN AND VISUAL AMENITY	yes	73-77
IMPACT ON RESIDENTIAL AMENITY	yes	78-84
IMPACT ON TREES/LANDSCAPING	yes	85-93
ECOLOGY AND PROTECTED SPECIES	yes	94-100
SUSTAINABLE CONSTRUCTION (BREEAM)	yes	101-102
SUSTAINABLE DRAINAGE	yes	103-106
HIGHWAYS, TRAFFIC AND AMENITY	yes	107-118

ILLUSTRATIVE MATERIAL

Site Plan

Plan 1

Aerial Photographs

Aerial 1

Site Photographs

- Fig 1** Existing front elevation of school viewed from adjacent footpath The Grove
Fig 2 Existing playground to the front of the school adjacent to West Street
Fig 3 Existing reception classrooms on frontage of the site with West Street (proposed to be demolished and replaced with the new building)
Fig 4 Location of part of new building showing existing group of trees to be removed
Fig 5 Looking east from the site towards High Street showing existing access to staff car park
Fig 6 Showing side of caretakers house which abuts the site of the proposed new building
Fig 7 Existing north eastern elevation of school and site of proposed extension
Fig 8 Rear of school site showing existing trees and storage sheds
Fig 9 Existing storage sheds
Fig 10 Rear boundary of school with properties in High Street
Fig 11 Existing MUGA to rear of school building
Fig 12 Rear elevation of school building
Fig 13 Materials sample panel
Fig 14 Existing boundary treatment along West Street
Fig 15 Existing rear elevation showing nursery building adjacent (to be demolished)
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BACKGROUND

Site Description

- 2 Ewell Grove School lies just to the south west of the centre of Ewell Village and has its main frontage to the south with West Street. The main school building is set back from that road with an open playground to the front. There is also a modern detached classroom block (housing the reception classes) set perpendicular to the main building on its eastern side and a smaller building known as the 'milk shed' which appears contemporary with the main building.
- 3 The main school building dates from 1916 and has been identified by the Borough Council as a building of townscape merit being designed by London architects Jarvis and Richards in an Arts and Crafts style. It is constructed from red brick with moulded brick and tile detailing and iron framed casements. Additional detailing is provided by projecting arches above windows and moulded brick mullions and transoms.
- 4 To the rear of the main school building is another informal play area including a formal MUGA and a modern single storey brick building in a poor state of repair which currently houses the Nursery. There are also a number of sheds on the rear part of the site.
- 5 The site contains a considerable number of mature and semi-mature trees and there is a notable avenue of mature trees along the public footpath which lies adjacent to the western boundary - known as The Grove - which links West Street with High Street.
- 6 The site is currently accessed by a mixture of private transport and by foot with the main entrance located on West Street (north of the site). There is a pedestrian entrance on a public footpath located on The Grove and a staff entrance from the High Street to the

East of the site. The staff currently access the school and park on site from the High Street entrance which lies between commercial buildings fronting that road.

- 7 The whole site lies within the Ewell Conservation Area and there are several listed buildings in the vicinity of the site. The site also lies within an Area of High Archaeological Potential related to Prehistoric, Roman and Medieval occupation in Ewell.

Planning History

- 8 There have been no recent planning applications at this site submitted to Surrey County Council but a number of applications determined by the Borough Council, most notably for the provision of the existing MUGA at the site and also a significant number of applications for permission for works to trees as the site lies within a Conservation Area.

- 9 In addition planning applications at Danetree School and West Ewell School are of relevance in this case as they form part of the *Ewell Trio* of planned growth which are interlinked. The most relevant applications are listed below:

EP15/01567/CMA Former Danetree County Junior School - expansion of existing 4FE Junior School to a 4FE Primary School and a 52 place Nursery to include the demolition of existing storage buildings and change of use on land currently occupied by Gym Maintenance and the erection of a new two storey classroom building along with associated external play spaces and new staff car parking together with a MUGA to the north of the school site. Permitted June 2016

EP15/01831/CMA Former Danetree County Junior School - Erection of two single storey demountable buildings comprising of a two classroom and a four classroom building both with ancillary accommodation for a temporary period together with a new permanent footpath along the northern boundary of the school site. Permitted June 2016

EP15/01566/CMA Former West Ewell Infant School and Nursery - temporary permission for the erection of a 2no storey demountable unit with stairs and ramp access providing teaching and ancillary spaces from the date of planning permission until July 2023. Internal alterations to the existing school buildings and additional external cycle storage with associated external landscaping. Permitted March 2016

THE PROPOSAL

- 10 This scheme forms part of a trio of schools including Ewell Grove Infant School, West Ewell Infant School and Danetree Junior School. Collectively (and subject to gaining planning consent) the schemes were planned to provide for all three of the schools to become all-through primary schools providing an additional 1.7 FE for infants (Reception to Year 2, 153 places) and additional 4 FE for juniors (Year 3 to 6, 480 places). Following the expansion schemes, a total of 8 FE Primary School places was planned to be provided by the three schools, which amount to 1680 primary school places in this area. The expansion within the Ewell Trio was also planned to remove the uncertainty amongst parents in this area of having to apply for new schools at Key Stage 2 (the transition between infant and junior schools).
- 11 Planning permission has been granted for the expansion of both Danetree School and West Ewell School as set out in Planning History above. This current planning application is for the expansion of Ewell Grove School from a 2.5 Form Entry Infant School for 4-7 year olds to a 2 Form Entry Primary School for 4-11 year olds. The school currently has capacity for 220 pupils (although it is understood that there are currently 236 pupils enrolled). There is also a nursery on site which has 49 pupils across

the morning and afternoon sessions. The extension and replacement building will create capacity for 459 pupils in total across 15 classes, both primary and nursery classes.

- 12 In summary the proposed construction works will consist of the following:
1. Demolition of the existing nursery, reception and milk shed buildings with the relocation of the nursery to the proposed replacement reception building;
 2. Extension to the side of the main School building to provide a new school hall which will provide flexible space which can also be used for dining and a new kitchen. This building has been designed to sit with the repetitive grid and vertical nature of the rear façade of the main school building and as such has been designed with brick vertical piers and timber clad gable ends. The dual pitched roof takes note of the dormers on this elevation.
 3. A replacement two storey infants building on the site of the demolished reception building on the site frontage with West Street. This will provide for a nursery together with 2 classrooms for reception and 4 classrooms for years 1 and 2. This will be two storeys in height with the eaves and ridge height closely relating to the neighbouring buildings. The classroom accommodation will extend into the roof space on the first floor and in order to reduce its massing that upper floor has been tiled with as a continuation of the roof using natural slate tiles at a 45 degree angle. A buff brick is proposed in Flemish Bond below which will reflect the brick pattern on the existing building and there will be detailing such as brick edge sills to also reference the existing school
 4. Further refurbishment and internal alteration to the main School building;
 5. Improved external play space to the front and rear of the site including a hard surfaced MUGA on the site of the existing nursery building and a 3m high green mesh fence along the school boundaries adjacent to this.
 6. Associated improvements to site services and infrastructure including the re-provision of staff car parking.
- 13 The proposed extensions have been designed to have a distinct language of their own as opposed to being a pastiche of the existing building on the site. However the form of the buildings have been designed to take cues from the existing building in that gable end features predominate and window proportions have been designed to reflect those in the existing building.

CONSULTATIONS AND PUBLICITY

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| 14 | Epsom & Ewell Borough Council | Consulted on 30 th November 2016.
No comments yet received |
| 15 | Arboriculturalist | Requested amendments as considered some trees shown for removal could be kept and concern over the impact on tree roots on others (amendments received further comments from Arboriculturalist awaited) |
| 16 | Local Lead Flood Authority | Requested amendments – |

		information has been submitted – no objection subject to conditions
17	Transportation Development Planning	No objection subject to conditions
18	Archaeological Officer	No objection subject to conditions
19	Landscape Architect	Raises concern over the landscape strategy and proposed tree replacement
20	Historic England	Do not wish to comment other than stating that the application should be determined in accordance with national and local policy guidance and advice and on the basis of specialist conservation advice
21	Historic/Listed Buildings Officer	No objection

Summary of publicity undertaken and key issues raised by public

- 22 The application was publicised by the posting of 2 site notices and an advert was placed in the local newspaper. A total of 318 owner/occupiers of neighbouring properties were directly notified by letter. A total of 12 letters have been received as a result of this publicity. 6 of these letters raise objections to the proposal and 6 express support. The points made in the objection letters can be summarised as follows:
1. Surprised at the ordinariness of the block buildings put forward for such an historic building in a Conservation Area. The block on the West Street frontage extends too far over and encroaches on the view of the beautiful existing building it should have been set back towards the cottages (officer comment: the building was located to minimise the impact on the adjacent residential dwellings).
 2. There should be some pattern in the brickwork to offset the blankness of the building (officer comment: the brickwork will be in Flemish Bond with decorative headers to reflect the existing building)
 3. Parking in West Street is already awful and will be exacerbated if the school doubles its size
 4. The village already experiences gridlock so to double the amount of school traffic is madness
 5. The proposal will increase in noise and fumes for residents
 6. The loss of trees would undermine the character of the site
 7. This site is too small for this number of children
 8. The proposal is contrary to local plan policies
 9. The proposal will be completely out of character with the area
- 23 The letters of support state that the new building is in character with the area, a primary school would be a positive addition to the area and is long overdue but traffic generation should be managed.
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PLANNING CONSIDERATIONS

Introduction

- 24 The guidance on the determination of planning applications contained in the Preamble/Agenda frontsheet is expressly incorporated into this report and must be read in conjunction with the following paragraphs.
- 25 In this case the statutory development plan for consideration of the application consists of the Epsom and Ewell Development Management Policies Document and the Epsom and Ewell Core Strategy 2007. Guidance in the Epsom and Ewell SPD on Sustainable Design and Drainage is also a material consideration. In considering this application the acceptability of the proposed development will be assessed against relevant development plan policies and material considerations.
- 26 In assessing the application against development plan policy it will be necessary to determine whether the proposed measures for mitigating any environmental impact of the development are satisfactory. In this case the main planning considerations are: whether the development is in principle in accordance with development plan policy and national planning guidance; whether it adversely impacts heritage assets, in this case the character and visual amenity of the Conservation Area and archaeological interests; whether the design of the building is appropriate; whether there are any adverse impacts on residential amenity either through the form and location of the proposed building or as a result of traffic generation; whether there are unacceptable impacts on highway safety as a result of traffic generation or parking; and whether there would be an unacceptable impact on trees.

PRINCIPAL OF PROPOSED DEVELOPMENT AND EDUCATIONAL NEED Epsom and Ewell Development Management Policies Document 2015 Policy DM34 – New Social Infrastructure

- 27 Paragraph 72 of the NPPF states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. It continues by stating that local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. It states that Local Planning authorities should *inter alia* give great weight to the need to create, expand or alter schools. Policy DM34 of the Epsom and Ewell DMP states that planning permission will be given for new or extensions of existing social infrastructure provided that it meets a number of criteria including being located close to public transport routes, meeting an identified need and not having a significant adverse impact on residential character and amenity.
- 28 The site lies within the urban area where there is a presumption in favour of development and policy DM34 positively encourages appropriate extensions to existing social infrastructure, which includes schools, subject to meeting certain criteria, which are as assessed in the following sections of the report.
- 29 In terms of need Primary school rolls have risen gradually across Surrey over the last decade as a result of higher birth rates, new housing and some inward migration into the county from surrounding boroughs. The highest number of births in Epsom and Ewell was in 2015 (945) and house building has also been stimulated in the borough as the country moves out of the recession. These factors have resulted in a rise in demand for both primary and secondary school places across the borough and a number of other primary school expansions have already been put in place.

- 30 The increase in the housing trajectory includes several smaller developments around Epsom town centre plus the larger developments on the former hospital sites in North West Epsom. Despite other primary school expansions in the borough there is a clear and immediate need for additional primary school places in the Ewell and NW Epsom planning areas equivalent to one form of entry per year across the two areas.
- 31 Since 2012, in order to meet the growing demand for school places, there have been a number of temporary and permanent expansions in the borough. These have been at St Martin's Infant and Junior Schools, Stamford Green Primary school, Epsom Primary School, The Vale Primary School, West Ewell Infant, Ewell Grove Infant and Danetree Junior schools.
- 32 Education legislation states that Infant aged pupils (YR - 2) should not be taught in classes larger than 30 pupils. Therefore once numbers exceed multiples of 30 the school has to provide an additional class.
- 33 Furthermore it is expected that young children starting school will be offered a place within a short home to school travel distance, usually within their home planning area. It is Surrey County Council policy to offer a school place to every resident family that requests one. Sometimes more applications are received in a planning area than there are places and therefore, to make a reasonable offer, the Council has to add a 'bulge' class at a school.
- 34 For all of the above reasons it is therefore sometimes necessary to provide extra places to meet these priorities, even though the combined borough PAN indicates a sufficiency of school places overall.
- 35 Parents generally prefer *primary* schools to separate infant and junior schools located on different sites as this means one less school move and offers certainty about which school their child will attend up to the age of 11 years. Education research indicates clear benefits to children making as few changes of school as possible, as a change of school can cause some children's academic progress to stall or even regress, as well as causing emotional difficulties for some. So for these reasons Surrey County Council is proposing that the remaining infant and junior schools in Ewell become all-through primary schools.
- 36 In looking at the provision of new school places in the Epsom and Ewell area as a whole all three schools forming part of the Ewell Trio (Ewell Grove Infant, West Ewell Infant and Danetree Junior) needed to be considered as a joint project otherwise there would be an imbalance between infant and junior places and no certainty for parents as to which school their child would be allocated at 7 years. In the two primary planning areas of Ewell and NW Epsom a shortage of places both at Reception and in Year 3 has been identified. Between the two planning areas, the total PAN is 520. By combining the forecast Reception demand in the two planning areas, a shortage of 15-25 infant places per year is anticipated. Hence the demand for one more form of entry across the two areas.

Consideration of options to meet the need in the Ewell Planning Area

- 37 As stated above Epsom and Ewell comprises two primary planning areas (Ewell and NW Epsom) and these contain 6 existing primary phase schools, 2 infant (West Ewell and Ewell Grove) and 1 junior school (Danetree). Surrey County Council has considered expansion of the other existing primary schools in these areas and is pursuing a district wide strategy on each existing site:

Cuddington Croft Primary in Cheam in the Ewell Planning area is a two form entry (2FE) academy on a compact campus (12,344 square metres). It is on a sloping site and sits on the Sutton Borough boundary and would therefore attract more pupils from out of

borough and thus not assist the Surrey problem. After a conducting a viability survey the school was unwilling to admit a bulge class for September 2015 due to the lack of space on campus and so it has been assumed it would not wish to expand further.

St Clement's Catholic Primary in Ewell is a 1 FE school. The school has been over-subscribed for a number of years but it only admits catholic children so this would not be an appropriate school to expand, as it could not meet the general demand of non-catholic families. Its site is also very small.

Riverview C of E Primary is a 1FE Church of England VA school. Its land and buildings are owned by the church. The Head Teacher and Chair of Governors were involved in early discussions between the Local Authority and schools in the area but ultimately decided that they did not wish to expand further. The school has a nursery and a local Children's Centre attached to it. It is due to be rebuilt as a 1 FE primary school in 2016/17 as part of the Priority Schools Building Programme. The site is relatively small (18, 257 square metres).

Stamford Green Primary was a 2FE school which has been expanded to 3 FE with effect from September 2015. The school serves the NW Epsom planning area in the vicinity of Christchurch Mount and the Stamford ward. It is unwilling to expand further and, due to its location within a residential area, adjacent to the Green Belt and in partial flood plain, has its own constraints.

Epsom Primary is a 2 FE school with a nursery and has taken bulge classes in 2013, 2014, and 2015. It primarily serves the Wells and Epsom Common areas in NW Epsom and is on a very restricted urban site (9,142 square metres). The frontage of the building is locally listed. It has minimal playing field space and cannot expand further on a permanent basis. Once the bulge classes have moved through the school it may be possible to admit further temporary bulges, if required, but this school does not offer a consistent option for permanent expansion.

Southfield Park Primary is a 2 FE school serving NW Epsom. Originally built as a 1FE school using some S106 funding it was intended to serve the new hospital development. However the house building on these sites has been much greater and we have already expanded this school to its maximum capacity. (Its gross site area is 8,780 square metres). The school has no playing fields of its own and very limited car parking. It is within the Green Belt and its roof design and foundations prohibit extending upwards to a second storey.

West Ewell is a popular infant school and has already had significant investment made to its accommodation in a previous expansion programme. It was seen to be providing an outstanding standard of education at its last OFSTED inspection in 2010 and the proposal to change its status to an all through primary is in response to parental views and meets the government's policy of Local Authorities expanding popular and successful schools.

Danetree Junior School is an academy within GLF schools. It was willing to expand to become a primary school but could not do so in isolation, as this would have left both Ewell infant schools without junior places. Danetree has now received permission to become a 4 FE primary school in September 2016, and, as such, will admit local pupils from its immediate catchment area and from NW Epsom as required.

- 38 In the wider context the County Council considers that more primary school places are needed across Ewell and NW Epsom. There are currently 10 Reception classes across six schools and this proposal, as part of the wider re-organisation of three schools, helps to provide 12 Reception classes and a matching number of junior places. It also aims to improve educational standards for all children by ensuring continuity and progression throughout all through primary schools and it aims to reduce journeys between schools.

- 39 The Local Authority has a statutory duty to provide sufficient school places and it is not currently possible to expand any of the other local schools in the immediate planning areas. The present and future demand indicates that one more form of entry in this area is required and this proposal would achieve this and would enable Surrey County Council to meet the known demand and also allow a small surplus capacity for late applicants, any additional small housing developments and in-year admissions.
- 40 Ewell Grove Infant School is a popular and successful school which is fully subscribed. It was judged to be providing an outstanding standard of education at its last Ofsted inspection. The proposal to convert it to primary status is in response to parental views and a wider area consultation with schools. It meets the government's policy of local authorities expanding popular and successful schools.
- 41 In conclusion on this issue this application seeks to provide additional school places within the built up area of Epsom and Ewell for which there is a strong need and where existing facilities are subject to significant development and capacity constraints. Relevant policies state that the need for school places should be accorded great weight. The proposal does therefore accord with development plan policies in this regard and is acceptable.

IMPACT ON HERITAGE ASSETS - CONSERVATION AREA AND ARCHAEOLOGY

National Planning Policy Framework 2012

Chapter 12 Conserving and enhancing the historic environment

Epsom and Ewell Development Management Policies Document 2015

Policy DM8 – Heritage Assets

Policy DM9 – Townscape Character and Local Distinctiveness

- 42 The NPPF establishes a set of core land-use planning principles that should underpin both plan-making and decision-taking. The conservation of heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations, is one of these core planning principles (paragraph 17).
- 43 Chapter 12 of the NPPF sets out the key considerations in relation to heritage assets. Where changes are proposed, the NPPF sets out a clear framework to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance.
- 44 The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development. Significance is defined in Annex 2 as being the, 'value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.' Significance is not only derived from an asset's physical presence, but also from its setting. The setting of a heritage asset is defined in Annex 2 as, 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.'
- 45 Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Similarly there is a requirement on local planning authorities, having assessed the particular significance of any heritage

asset that may be affected by a proposal; to take this into account when considering the impact of a proposal on a heritage asset (paragraph 129).

- 46 In determining planning applications that affect heritage assets, local planning authorities should take account of the following three points:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 131).
- 47 Paragraphs 132 and 133 of the NPPF provides guidance on considering the impact of any development on the significance of heritage assets and states that where there is substantial harm the application should be refused. Paragraph 134 advises that where the development proposal will lead to less than substantial harm to the significance of the heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 48 Policy DM8 of the DMP Document resists the loss of Heritage Assets and requires every opportunity to conserve and enhance them by new development. It requires development proposals that have an effect upon heritage assets to establish the significance of the asset as part of the application and to assess the impact of the proposal on the asset.
- 49 Policy DM9 seeks enhancement of the townscape through new development and states that planning permission will be granted for proposals which make a positive contribution to the borough's visual character. It states that in assessing this the following will be considered:
- compatibility with local character and the relationship to the existing townscape and wider landscape;
 - the surrounding historic and natural environment;
 - the setting of the proposal site and its connection to its surroundings; and
 - the inclusion of locally distinctive features and use of appropriate materials

Impact on Conservation Area

- 50 The applicants have submitted a comprehensive Heritage Statement with this application. This restates the requirement for any assessment and its scope to be guided by policy contained within the NPPF, specifically paragraph 128 which seeks an assessment proportionate to the asset's importance and sufficient to understand the potential impacts of development. This Heritage Statement identifies the heritage values of the school buildings that contribute to the defined significance of the conservation area. The proposal for new structures within the school site is considered in the context of the existing heritage baseline and the extent of harm determined in relation to the legislative provisions relevant to conservation areas, policy as set out in NPPF, local plan objectives and Historic England guidance. This then defines the historic and architectural significance of the school buildings and establishes the nature of their contribution to the character and appearance of the Ewell Conservation Area. It then examines the extent to which siting, materials, orientation, scale, height and massing have been considered within the context of the historic setting of the building so to minimise or avoid harm to the heritage values of the conservation area.

51 The Heritage Statement concludes the following:

- though the proposal is for a contemporary design it takes clear cues from its local and historical streetscape context as evidenced particularly in the linearity of fenestration and use of design features.
- as this is not a pastiche of the local vernacular and by not replicating the arts and crafts, the architectural integrity and prominence of the principal historic building has been retained.
- in addition to design features the careful siting of the new building has enabled the maximum retention of open playground space to the front of the school which is such a characteristic of the site.
- the extension to the main school buildings, though executed in a different manner and making more use of contemporary materials achieves a similar balance and respect for its historic neighbour drawing significant influence from the way that the south façade of the 1915 building is articulated.
- the optimum viable use of this site consistent with its heritage values is therefore achieved.
- the proposal clearly delivers the public benefit that supports the conservation of the asset and thereby satisfies policy objectives as set out in NPPF.
- Policy DM9 of the Core Strategy seeks locally distinctive development that would fit with existing historic townscape and it is our view that the proposals achieve this aim.
- the proposals have shown special regard to both the preservation of the setting of listed buildings and to the enhancement of the character or appearance of the Ewell Village Conservation Area.

52 The County Historic Buildings Officer has been consulted on the planning application. He confirms that he has been closely involved during the lengthy design process, as has the case officer, and this has culminated in the submission of the proposed scheme. He comments that the Heritage Statement provided is comprehensive and in combination with the Design and Access Statement he considers that it is possible to appreciate how the design has been modelled to fit into the existing heritage townscape. He does not believe that we should seek to restrict the aesthetic approach of the Designer providing the general massing and material palette is appropriate, which he considers it is. He comments further that some will consider the proposals too radical but it is important to bear in mind that many of the familiar buildings were radical in their own time. Finally he confirms that he has assessed the proposal in accordance with policies 129 and 132 of the NPPF and finds that there will be no material impact on the character or appearance of the Conservation Area as one of special architectural or historic interest or on the setting of nearby heritage assets.

53 Officers are of the view that in accordance with the NPPF advice the applicant has appropriately described the significance of the Conservation area in a level of detail which is proportionate and that this is sufficient to understand the potential impact of the proposal. As well as providing the new buildings on the site the proposal will secure the removal of existing buildings – the existing reception classroom and in particular the nursery building to the rear of the site but prominent from The Grove – which will enhance the appearance of the Conservation Area.

54 Officers consider that the proposed development meets the three tests set out in paragraph 131 of the NPPF in that:

- the proposal has been designed to ensure the retention of the existing school building (which is a building of townscape merit that has a significant impact in the Conservation Area) on the site in a way which enhances and retains its integrity. Furthermore the additional accommodation will be provided in a form which reflects the pattern of development in the Conservation Area (see third

point below) and will enhance the appearance of the site whilst ensuring its viable use into the future

- the existing infant school on the site is very successful and popular and is a valuable asset to the local community. The proposals will ensure that this existing contribution is enhanced to match the growing needs of that community in a way that makes a positive contribution to the Conservation Area
- the existing school buildings occupy a large plot of land compared to its neighbours within a village centre setting much of which is given over to play ground. It is the openness of the site characterised by belts of trees to the west boundary and to the rear that are particularly evident on the streetscape, the school buildings are set back from the frontage and other than when directly in front of the site do not feature in any particular viewpoints along West Street. Nonetheless the buildings are of a robust character with a strong presence on the site and overall the group makes a positive contribution to the character and appearance of this part of the conservation area. In addition the footpath adjacent to the school known as *The Grove* is a significant feature within the conservation area; it retains the alignment of an early pathway contributing to historic interest and represents a green linear route through the conservation area contributing to character and appearance providing clear vistas between the High Street and West Street. *The Grove* is defined on its west side by the listed wall and to its east along the part fence and tree lined boundary to the school and both these elements contribute to its linearity. The proposed development maintains and enhances these positive contributions in that the new buildings fit well on the site, the reception block occupying broadly the site of an existing building and therefore doesn't encroach upon the openness of the playground and much of the verdant background planting within the site will be retained. The new buildings are sited so as not to diminish the prominence of the 1915 building on the streetscape, and relate well in scale, character and materials to its surroundings. Views of the site from *The Grove* will be enhanced with the removal of the existing nursery block which is in a poor state of repair and trees along that boundary will be retained. The proposal will therefore make a positive contribution to local character and distinctiveness.

- 55 Officers therefore conclude having regard to the NPPF the proposal will not give rise to any harm to the Conservation Area and is therefore acceptable in that regard.
56. Having regard to Development Plan policies officers consider that the applicant has satisfactorily established the significance of the Conservation Area and assessed the impact of the proposal. Officers consider that the applicant has demonstrated that the proposal will preserve and enhance the Conservation Area and is compatible with its setting and the local area.
- 57 In conclusion officers are of the view that the proposal meets the requirements of the relevant policy documents in this regard and is acceptable

Impact on Archaeology

- 58 Policy DM8 of the DMP requires that on sites of 0.4 hectares or greater applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of the proposals and may be required to submit, as a minimum, a desk-based assessment to accompany any application. Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application.
- 59 The site lies within an Area of High Archaeological Potential related to Prehistoric, Roman and Medieval occupation in Ewell. The applicants have submitted an

Archaeological Assessment and a Written Scheme of Investigation for an Archaeological watching Brief with the application.

- 60 The Archaeological Assessment concludes that there are a high number of Heritage Assets within the local area with one asset – a Roman boundary ditch – lying within it. A further Roman occupation area has been identified across the road from the school (2-16 West Street), and a Saxon cemetery was revealed at the adjacent site (Ewell House, West Street). The general archaeological potential of the site may therefore be considered to be high based on the number of archaeological finds, features and sites that lie within the search area, in particular from the Roman and Saxon periods.
- 61 The Archaeological Assessment looks at the potential *impact* of the proposal and the conclusions are as follows:
- 62 Historic maps show that the *front west* part of the site, currently hard surface play ground, was developed by the 19th century with a farm house building, and these building were demolished when the school was first established across the former orchard area. No new development is proposed across this area and there is therefore no impact on potential archaeological levels
- 63 The *front east* part of the site, currently the site of the reception buildings, housed farm buildings in the early 19th century, these were partly demolished/ redeveloped and completely removed as part of the development of the reception classroom block. New development on this area would have an impact, as it could reveal the remains of the early farm buildings, as well as possible roman evidence extending from the site across the road.
- 64 The *central* part of the site appears to have largely escaped any development prior to the building of the school. However the HER listing shows the projected line of a possible Roman road, crossing the site of the proposed hall and kitchen extension on the east side of the main school building. The proposed development across this area will therefore have an impact on potential archaeological horizon.
- 65 The land to the *rear* of the main school building will be largely unaffected by the new development work, although earlier ancient activity has been identified across this area in the form of the roman ditch, and this part of the ground also houses the WWII air raid shelters. The proposed demolition of the present nursery building could reveal evidence relating to the Roman ditches.
- 66 The Archaeological Assessment recommends that further archaeological investigation of the site is required in the form of a watching brief. The applicants have therefore submitted a watching brief with the application. This sets out a specification for a qualified archaeologist to observe the excavations of the site and to monitor the removal of deposits. It sets out the methods for dealing with any features or finds.
- 67 The County Archaeologist has been consulted on the application and has advised that the methodologies contained in the submitted report provide a suitable process by which any Heritage Assets of archaeological significance that may be revealed during the associated groundworks are identified and recorded before they are destroyed and, as such, the report is acceptable
- 68 The County Archaeologist further comments that the work detailed in the report forms an ongoing stage in the implementation of the required archaeological work. As such a planning condition will need to be maintained until all the fieldwork has been completed and a satisfactory final report on its results has been submitted and approved, or should significant/complex archaeological deposits have been revealed, when a satisfactory post-excavation assessment detailing the post-fieldwork analyses needed to arrive at a

final publishable report have been agreed and resourced to the planning authorities satisfaction.

- 69 Officers are of the view that in accordance with the NPPF advice the applicant has appropriately described the significance of the Archaeological importance of this site in a level of detail which is proportionate and that this is sufficient to understand the potential impact of the proposal. Officers are satisfied that subject to conditions the proposal will not give rise to any substantial harm to the Conservation area and as such is in accordance with the guidance contained in the NPPF and relevant Development Plan policies.
- 70 Officers are therefore recommending that planning conditions are attached to this permission to cover the points made by the County Archaeologist and subject to these it is considered that the proposal is acceptable in this regard and accords with the relevant Development Plan Policy.

Overall conclusions on impact on Heritage Assets

- 71 Having regard to paragraphs 42 to 70 above there are two heritage assets of relevance in this case – Conservation and Archaeology – and officers have considered in detail the impacts of the proposal on both of these and conclude that subject to a number of planning conditions the proposal will not give rise to any harm to those heritage assets. In respect of the Conservation Area officers are of the view that the proposal will preserve and enhance this heritage asset.
- 72 Furthermore officers are of the view that even if it was to be concluded that there was to be *less than substantial harm*, the public benefits of the proposal, in providing essential school places in an area where there is a defined need, would outweigh that harm.

DESIGN AND VISUAL AMENITY

Epsom and Ewell Development Management Policies Document 2015

- Policy DM9 Townscape Character and Local Distinctiveness
- Policy DM10 Design Requirements for New Developments

Epsom and Ewell Core Strategy 2007

- Policy CS5 – The Built Environment

- 73 Policies DM9 and DM10 of the Development Management Policies document seek to ensure that new development is compatible with the local area and is of a good design and sustainable. Core Strategy Policy CS5 requires design to make a positive contribution to the quality of the built environment.
- 74 Two new buildings are proposed on the site a classroom block and a hall with kitchen. The new classroom block to be located on the east side of the playground, occupies the site of an existing 1970s building which is to be demolished. The new building which is of two stories will have an entrance facing to the playground with a return range facing to West Street. The building will comprise a buff brick to the lower levels with a feature diamond slate tile on the upper level continued over the roof; gable elevations are to have a brick face. Window openings are to be regularly spaced and to be of vertical proportions, those on the upper level are set beneath the eaves and extend into the roof.
- 75 The proposed hall attached to the existing school building will have a double pitched roof, with slender brick piers incorporated into the cladding material of the gable elevations. The kitchen and other ancillary space will be within a single storey element attached to the east of the hall and will be of a brick face with a slate roof.

- 76 In addition to new buildings there will also be improvements to the landscaping of the site including demolition of the detached nursery to the rear of the school buildings alongside *The Grove* and the erection of replacement boundary fencing. The new boundary fencing which is to be erected part along *The Grove* extending south of the principal school building is to comprise 3m high green welded mesh.
- 77 As considered under the previous sections the proposed development has been designed to carefully reflect the character and appearance of the main school building on this site, taking cues from it and from development in the local area. Officers consider that the proposed scheme is of a good design and will be constructed from high quality materials with significant detailing and as such it will make a positive contribution to the quality of the built environment. Officers are therefore of the view that the proposal accords with Development Plan policy in this regard.

IMPACT ON RESIDENTIAL AMENITY

National Planning Policy Framework 2012

Epsom and Ewell Development Management Policies Document 2015

Policy DM9 Townscape Character and Local Distinctiveness

Policy DM10 Design Requirements for New Developments

- 78 Paragraph 32 of the NPPF states that '*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*'. Policies DM9 and DM10 of the Development Management Policies document seek to ensure that new development is compatible with the local area and have regard to the amenities of occupants and neighbours.
- 79 The proposed new classroom building on the frontage of the site with West Street lies close to the boundary with the adjacent residential dwelling which is also in the ownership of the school and occupied by the caretaker. The rear part of the proposed new building has been sited away from the boundary with that dwelling to ensure that it would not have an overbearing impact on the property and in particular the rear garden. Officers are satisfied that the proposal will not have any adverse impact on the adjacent dwelling by virtue of loss of outlook or overdominance.
- 80 There are windows on the ground floor of the proposed building facing onto the adjacent dwelling but there is existing boundary screening and the windows will be set some distance away therefore there will be no overlooking. There are roof light windows also facing the adjacent dwelling but they will not be capable of being seen through given their location and height. The proposal will not therefore give rise to any unacceptable overlooking.
- 81 The nursery hard play area is contained within an area between the building and the neighbouring property but officers do not consider that this will have any adverse impact on the neighbouring dwelling due to the nature and short timescales of any noise emanating from the use of the area and also given that the dwelling is in the ownership of the school and occupied by the caretaker.
- 82 The proposed expansion will give rise to an increase in traffic in the local area at drop off and pick up times. The situation is already difficult for local resident as indicated in the

letters of objection on this application. It has to be acknowledged that the proposal will give rise to some additional degree of loss of amenity for nearby residents at peak times as an increase in pupil numbers is proposed. Though some mitigation measures are proposed as part of the application, these can only assist in trying to manage the situation, they will not reduce the vehicle numbers.

- 83 This situation is acknowledged. However Officers are of the opinion that whilst there is a degree of increased loss of amenity to local residents the increase in this case will be a small one having regard to that which already occurs and the fact that is confined to short periods during weekdays only. The proposal would not give rise to any severe impact as referred to in the NPPF paragraph 32 (see paragraph 37 above).
- 84 Officers therefore consider that the small adverse impact which would arise from this proposal on residential amenity from the increase in traffic needs to be balanced against the other issues relevant in this case including the strong need for the required school places.

Officers therefore conclude that the proposal is acceptable and accords with adopted policies in respect of impact on residential amenity.

IMPACT ON TREES/LANDSCAPING

Epsom and Ewell Development Management Policies Document 2015

Policy DM5 Trees and Landscape

- 85 Policy DM5 requires that the Borough's trees, hedgerows and other landscape features will be protected and enhanced and new development is required to retain existing trees where practicable and plant new features.
- 86 There are currently 44 individual trees and 5 groups of trees on this site and therefore a full Arboricultural Assessment has been submitted with this application. None of the existing trees fall into category A – of high quality – but a number (26) fall within category B – moderate quality, and 15 individual trees and 5 groups of trees fall within category C (low quality). A number of the existing trees will require pruning in connection with the development and a significant number of trees will need to be removed to facilitate the development.
- 87 The majority of the existing trees which are to be felled are on the footprint of the proposed new buildings, mainly the proposed hall/kitchen at the side of the existing school rather than on the frontage. These trees all fall within category B or C though some are mature specimens of considerable height and stature and therefore currently prominent as part of a group within the Conservation Area. On the plans originally submitted a number of existing trees along the rear boundary of the site were also shown to be removed but following comments made by the County Arboricultural Manager these are now to be retained.
- 88 Both the County Council's Arboricultural Manager and the Landscape Architect have expressed concern over the initial submissions in respect to tree loss and proposed replacement and landscaping. The issues raised have been pursued by officers but have not to date been finally resolved as set out in the following paragraphs.
- 89 The Arboricultural Manager has raised detailed issues regarding the likely impact on retained trees and tree protection measures but also queried the proposed loss of a line of trees along the rear boundary of the site which was not considered to be essential for the implementation of the development. The applicant has responded to these concerns by submitting additional information on the impact on retained trees and agreeing in writing to the retention of trees along the rear boundary of the site. At the time of writing this report the information that had been submitted was not sufficient to overcome the concerns of the Arboricultural Manager. In addition no Amended

Aboriginal Impact Assessment or Method Statement showing the agreed changes had been received and therefore conditions have had to be included to cover these outstanding matters. If this amended information is received prior to the Committee considering the application these conditions will be amended and in this case details will be provided in an update sheet. Subject to these conditions it is considered that the concerns of the Aboriginal Manager can be addressed through the submission of further details prior to commencement.

- 90 The Landscape Architect has advised that the replacement tree planting is ill considered and does not aid the function of this area of the school, or enhance the conservation area. She queries the proposed replanting of trees at the rear of the site, which is south facing and already heavily shaded. She comments that the removal of the Lawson Cypress will bring much needed light and space in to this area, and so the last thing you want to do is plant new trees in this space you have created especially with the species suggested which is a wide spreading tree - Sorbus aria (Whitebeam). Furthermore, she comments that the proposal is to seed and plant underneath the trees. Understorey plants, even in woodland, need light and water. The removal of the Lawson Cypress will provide some chance of establishment of understorey planting/seeding, but not if you extinguish the light and growing space just gained by their removal. In conclusion the Landscape Architect suggests that adequate compensation for the removal of such a large number of mature trees, is to replace it with good quality structural planting where it adds something to the new architectural design and layout. She maintains the view that the front of the school needs to be enhanced and comments that the proposed new hedge planting is a start.
- 91 The comments of the Landscape Architect were conveyed to the applicant and they have responded as follows:
- Currently there are no trees to the front of the school, therefore the streetscape is not losing trees to the school boundary as a result of the proposed development (officer comment – there is a Norway Maple on the site of the proposed new building which would have to be removed)
 - Originally the planting of street trees to the front boundary of the school was proposed. However the proposal wasn't progressed given the impact it would have upon the reduction of hard play space.
 - The proposed trees can be planted in areas where there currently is space, their proposed position has been revised.
 - The seed chosen is not a general purpose grass seed but one chosen for shady woodland edges. It contains species suited to low light levels. I appreciate that some areas, particularly those close to tree trunks, may have only partial cover, but where there is some light the seeding should take if sown and maintained correctly.
- 92 The Landscape Architect has provided further comments on the amended information received and maintains a view that the landscaping proposals are presently inadequate. Officers have considered the replies to consultations and assessed the landscape proposals submitted and agree with the Landscape Architect that the proposed replacement planting should take the form of good quality structural planting where it adds something to the new architectural design and layout and currently it is lacking in this regard. However officers do not have a strong view that it is a necessary requirement for there to be replacement planting on the frontage of the site as there is very little tree there at the moment and it is not a feature of the Conservation Area. The proposed hedge along the front boundary will enhance the appearance of the site in a way which is considered appropriate as part of the landscaping scheme. Given that the proposed replacement planting is not yet of a standard which officers can support, but given that clearly the applicant has expressed a willingness to replant replacement trees, and to landscape the site officers consider that the most appropriate way forward is to

attach a condition requiring the submission of an amended landscaping to include the tree replacement.

- 93 Subject to conditions requiring further details on both tree protection, tree removal and replacement landscaping and planting officers are of the view that the proposals accord with Development Plan policy in this regard.

ECOLOGY AND PROTECTED SPECIES

National Planning Policy Framework 2012

Epsom and Ewell Core Strategy 2007

Policy SC3 Biodiversity

- 94 The National Planning Policy Framework (NPPF) was adopted in March 2012. Section 11 (outlined in Appendix B) of the NPPF, Conserving and Enhancing the Natural Environment, replaces Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation. However, government Circular 06/2005, Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System, which relates to PPS9 remains valid and is referenced within Paragraph 113 of the NPPF.
- 95 ODPM Circular 06/2005 states that the presence of protected species is a material consideration in the planning process. The NPPF also states that 'planning policies should promote the protection of priority species populations linked to national and local targets'.
- 96 Furthermore, central and local government policy now points towards ecological enhancement on development sites. The NPPF considers enhancement in the statement: 'The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes....and minimising impacts on biodiversity and providing net gains in biodiversity'.
- 97 Policy CS3 of the Core Strategy states that the biodiversity of Epsom and Ewell will be conserved and enhanced with development that is detrimental to it being minimised and where it does take place mitigation measures provided.
- 98 The applicants have submitted the details of a Phase 1 Habitat Survey which was undertaken on the site. The County Ecologist has been consulted on this proposal and agrees with the conclusions in the survey which state that Bats are using the main school building on this site as a roost site. It is not a main or maternity roost, but the roost of a low number of common pipistrelle bats. None of the other buildings on the site to be demolished are identified as having any evidence of the presence of bats. As the proposed development is to erect an extension on the existing building which may impact on the roost site for a low number of bats, an European Protected Species licence from Natural England will be required before any works may commence on the building. Due to the low number and species present, the works to develop the site may be completed under a low impact class licence. Mitigation that will be required as part of the licence is detailed below;
- Immediately prior to works commencing, an internal inspection of the building would have to be carried out by a licensed bat worker to check for bats. If works don't commence before autumn 2017 then a top up survey would need to be conducted to inform for a licence application.
 - The workers on site must be made aware that there are bats present using the building and have a toolbox talk before starting works and be informed what to do if in the event bats are found present.

- Roof tiles would have to be removed by hand (if required – officer note the proposed extension to the main building may not actually require the removal of the existing roof tiles) and checked for the presence of any bats in the presence of a licensed bat worker, this would need to be conducted at a suitable time of the year under suitable weather conditions.
- Replacement roosts would have to be provided prior to any works being carried out, these could be in the form of bat boxes suitable for the species of bat identified roosting within the building.
- The new roofing areas must use a bitumen roofing felt and should provide new access points into the roof areas for bats as replacement roosts.

- 99 Subject to securing these measures the County Ecologist raises no objection to the proposal.
- 100 In conclusion the site does contain protected species and a license is therefore needed from Natural England to ensure the continued protection of these. In order to secure this officers recommend a condition is attached to the planning permission and subject to this officers are satisfied that the proposal accords with the relevant Development Plan Policy.

SUSTAINABLE CONSTRUCTION (BREEAM)

National Planning Policy Framework 2012

Epsom and Ewell Core Strategy 2007

Policy CS6 Sustainable Development

Epsom and Ewell Sustainable Design SPG 2016

- 101 Policy CS 6 of the Core Strategy requires that proposals for development result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The SPG on Sustainable Design amplifies that policy and recommends that developers pursuing a non-residential developments use the BREEAM assessment methodology to demonstrate the sustainable design performance of their proposal and how it meets the criteria for sustainable development set out under Core Strategy Policy CS6.
- 102 The applicants have submitted a BREEAM pre - assessment with this application. In the BREEAM pre-assessment the broad details of the proposal are assessed (and certain assumptions made) against a number of sustainability criteria. This concludes that the proposal is capable of achieving a score of at least within the 'very good' category and the applicant has confirmed a commitment to securing a sustainable design as far as possible. Officers consider that the proposal complies with Development Plan Policy in this regard.

SUSTAINABLE DRAINAGE

National Planning Policy Framework 2012

Epsom and Ewell Core Strategy 2007

Policy CS6 Sustainable development

Epsom and Ewell Sustainable Design SPG 2016

- 103 Policy CS 6 of the Core Strategy requires that proposals for development result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change, including avoiding increasing the risk of, or from, flooding. The SPG on Sustainable Design amplifies that policy and states that for major applications applicants will need to demonstrate how SuDS will be incorporated into the proposal site in perpetuity – such information to be referred to Surrey County Council as the Lead Local Flood Authority.
- 104 This application is a ‘major’ application and the Government strengthened planning policy on the provision of sustainable drainage systems (SuDS) for ‘major’ planning applications from 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). Since that time all ‘major’ planning applications must use sustainable drainage unless this is demonstrated to be inappropriate.
- 105 The applicants have submitted a sustainable drainage strategy with the application and following advice from the Local Lead Flood Authority additional information was submitted to demonstrate that the proposed on site drainage measures such as soakaways would be feasible and would manage in storm events. The Local Lead Flood Authority has now confirmed that it has no objection to the drainage strategy proposed subject to the submission and approval of additional detailed information which can be secured by condition.
- 106 Officers are of the view that subject to appropriate conditions to secure the additional information required by the Local Lead Flood Authority the proposal is acceptable and accords with Development Plan Policy in this regard.

HIGHWAYS, TRAFFIC AND AMENITY

Epsom and Ewell Development Management Policies Document 2015

Policy DM9 Townscape Character and Local Distinctiveness

Policy DM10 Design Requirements for New Developments

Policy DM34 New Social infrastructure

Policy DM37 Parking Standards

- 107 The proposal will see this school extended from a 2.5 form of entry infant school (220 pupils) to a 2 form entry primary school (420 pupils) which would result in an additional 200 pupils. This is a significant increase. The school currently employs a total of 33 staff. Following the expansion, there will be an additional 16 staff, excluding auxiliary support staff, taking the total staff to 49.
- 108 The applicant has submitted a Transportation Assessment with the application which shows that the majority of the school's current pupils live within 1 km of the school and are therefore within walking, scootering or cycling distance. Currently 45% of pupils walk to school, 2% cycle, 17% scoot and 35% come by car/taxi. 71% of staff arrive by car with 29% arriving on foot, bike or by train. The conversion of Ewell Grove from an infant school to an all through primary will remove the need for parents with infant and junior children to make more than one trip - currently junior children predominantly attend Danetree. This may enable more parents to utilise walking, cycling or scooting to access school with a resulting potential reduction in traffic in the wider area.
- 109 A parking survey undertaken in support of the application concluded that there are a total of 609 legal on-street and car park parking spaces in the vicinity of the school. The public car parks at Bourne Hall, Gibraltar Recreation Ground, Cheam Road East (Dorset

House) and Cheam Road West (High Street) were included in the survey. The parking survey covered the school drop off and pick up periods and includes all parked vehicles (commuters, residents and local workers) not just those associated with the school. The parking occupancy in the morning was 245 cars - 55 in car parks and 190 on-street. The parking occupancy in the afternoon was 335 - 135 in car parks and 200 on-street. It can be concluded that there are currently around 364 available spaces at school drop off in the morning and 274 at school pick up in the afternoon. There is therefore remaining capacity in the wider area on and off-street to accommodate additional parents' cars. There is controlled parking in the roads closest to the school (High Street and Church Street) and in others in the wider area. Opportunities for on-street parking are therefore limited in terms of time and location.

- 110 Transportation Development Planning have commented that on the basis of the current mode share, and taking no account of any mode shift that may occur as a result of the conversion of the school to a primary or the successful implementation of travel plan measures, the proposed expansion of the school will result in an increase of 78 children coming to school by car. Clearly, these additional cars can be accommodated within the surplus car parking in public car parks and on-street. As the expansion is for the junior element, it is likely that these pupils will finish later than the existing pupils and therefore pick up is likely to be staggered and will not necessarily coincide with the existing infant pupils. After school clubs currently run to 4.30pm and these will also reduce the impact of school pick up. Reference is made in the Planning Statement to 'Agreement being sought with Epsom & Ewell Borough Council to allow permits for staff and parents to park in the car parks free of charge for drop off and collection'. TDP has stated that it is unclear from the submission whether this has been agreed but if parents are allowed to park in public car parks for a short period without having to pay, they are more likely to use them. These types of arrangements exist in other Boroughs.
- 111 A Framework School Travel Plan has been submitted with the application. TDP advise that this will need to be updated prior to the occupation of the expanded school. Reference is made in the submission to the school operating a walking bus from some/all of the public car parks. The details of this will need to be included in the updated school travel plan.
- 112 TDP also comments that reference is made in the Transport Statement Addendum to a number of possible off site improvement measures. It is suggested that the upgrading of the pedestrian crossing on Ewell High Street is promoted as part of the development that a 20mph speed limit be introduced on West Street, from the junction with the High Street to beyond the school and that improvements be made to the raised table crossing on West Street. TDP considers that as existing traffic speeds on West Street are below 25 mph and, given the constrained carriageway width and raised table, there is no overriding need to introduce a 20mph speed limit. However the upgrading of the pedestrian crossing and the improved raised table would offer significant benefits to those accessing the school on foot.
- 113 Turning to on-site parking there are currently 15 car parking spaces on site plus 3 informal spaces along the fence. TDP comment that the school site is very constrained and the car park is no exception. The Planning Statement refers to the scheme being designed to provide a total of 21 spaces (with some double parking), which is considered to be the maximum that can be provided on site. On the basis of current modal share, there will be an additional 10 staff driving to work as a result of the development. There are currently too few on-site spaces for existing staff - any additional provision will only address part of that shortfall with no provision for the increased staff. Given the constraints of the site, however, and the opportunities for parking already existing in the area, TDP consider that this is acceptable in this case. The school is well located in terms of bus and rail access so there are other options for travel.

- 114 On the basis of current mode share, the expansion will result in an additional 78 pupil trips twice a day and an additional 10 staff trips. Traffic modelling has indicated that there will be a slight increase in delays on the Cheam Road arm of the High Street/Cheam Road junction. TDP points out that it needs to be borne in mind that this expansion is driven by the need for additional school places in the area. If they were not to be provided here, they would need to be provided elsewhere. It is likely that the additional traffic generated by the school expansion would therefore still be on the network irrespective of where the additional places are provided. Additionally, the successful implementation of measures to encourage the use of sustainable modes to travel to and from school will reduce the increase in car journeys associated with the school and thus reduce the increase in delays. This is the only junction demonstrating a material increase in delays.
- 115 The school currently has no cycle parking spaces and around 20 scooter parking spaces. On a provision based on 10% of the school population, TDP comment that the expanded school will require 49 cycle parking spaces. The applicant is proposing 50 cycle parking spaces as part of the proposal - these can also be used for scooter parking as the school currently has a high proportion of children travelling by scooter.
- 116 TDP has also commented that the constraints of both the site in general and access specifically mean that the construction of this expansion is likely to be particularly challenging at this site. A very full Construction Transport Management Plan has been submitted utilising a local builders yard for the storage of materials. This will reduce the requirement for storage on site and will ensure that materials are consolidated and only full loads are delivered to site. Only one load at a time will be permitted to travel to the site as there is insufficient capacity to accommodate two vehicles and vehicles waiting on the highway would be unacceptable in the context of the nature of the surrounding roads in Ewell Village and the existing parking restrictions on them. The site compound will be situated on the staff car park - there will be no staff parking on site during the duration of the construction works. The CTMP refers to the purchase of 5 parking permits for staff for public parking and the ability for individuals to purchase a permit, for up to 5 more. As the existing staff car park currently accommodates 18, there will be a shortfall that the individuals concerned will need to address. Additionally, there will be no on-site parking provision for construction workers, again they will need to find an alternative. The site compound has been designed so that delivery vehicles can enter and exit in forward gear. Vehicles in excess of 9m are unlikely to be able to turn within the site and therefore, where possible, vehicles in excess of 9m should not be used. Larger vehicles may be required to deliver plant to the site and it has been agreed that these can unload on the High Street, provided they are outside of peak times and no damage is caused to the road surface. Swept paths of vehicles entering and exiting the site access onto the High Street demonstrate that there is likely to be damage caused to the footway to the south of the access. The applicant has agreed to fund any repairs required to the kerbs and footway as a result of construction traffic accessing the site. Given the potential for construction vehicles over-running the footway, there will be a banksman in attendance when delivery vehicles enter or exit the site. These measures, provided they are implemented, should ensure that the impact of the traffic associated with construction is minimised.
- 117 TDP concludes that as with any school, there are reported instances of poor parking, poor parent behaviour and localised congestion. This is likely to be exacerbated by the increase in pupils at the school. The proposed off site works and School Travel Plan measures should go a long way towards managing and mitigating this. In view of this, TDP have advised that they have no objection to the proposal on highways grounds subject to conditions covering the following, Construction Traffic Management Plan, Hours of HGV vehicle movements, Travel Plan and on site car and cycle parking, and further investigation into the off site works.

- 118 In conclusion on this issue officers consider that the proposal does not give rise to any impact in respect of highway safety and the proposal is acceptable in that regard subject to appropriate conditions. The traffic conditions which arise will be likely to have some impact on residential amenity but this aspect is considered under that section in the report above.

HUMAN RIGHTS IMPLICATIONS

- 119 The Human Rights Act Guidance for Interpretation, contained in the Preamble to the Agenda is expressly incorporated into this report and must be read in conjunction with the following paragraph.
- 120 In this case, the Officers' view is that while impacts on amenity caused by traffic movements at the start and end of the school day are acknowledged, the scale of such impact is considered moderate given that it occurs for small periods and this is not considered sufficient to engage Article 8 or Article 1 of Protocol 1. As such, this proposal is not considered to interfere with any Convention right.

CONCLUSION

- 121 Officers consider that there is a strong need for additional school places in the local area of this school and there are no acceptable alternatives to provide this elsewhere. The school lies within the Urban Area and there is no objection in principle to the expansion and Government Policy in the NPPF advises that proposals for the provision of new school places where there is an identified need should be given great weight.
- 122 In this case the site lies within a Conservation Area and officers consider that careful consideration has been given to this designation and Heritage Asset and the proposal has been designed with a form of development, a sympathetic design and appropriate materials that will preserve and enhance the character of the Conservation Area. Similar considerations apply in respect of the archaeological potential of the site which will be considered and monitored during the construction process. Officers consider that subject to planning conditions the proposal will not give rise to any harm to the heritage assets on the site and that furthermore that the proposal will preserve and enhance the character of the Conservation Area. Officers are of the view that in accordance with the guidance in the NPPF even if the proposal was considered to give rise to *less than substantial harm* to the identified heritage assets, the public benefits of the proposal in providing essential school places in an area where there is a defined need would outweigh that harm. The proposal will give rise to a loss of trees on the site but it is considered that the need for the school places outweighs this loss and replacement trees can be planted to mitigate the impact and provide for the longer term.
- 123 In conclusion Officers have considered all of the relevant issues and recommend that pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, the application is **PERMITTED** subject to conditions.

RECOMMENDATION

- 122 That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, application **EP16/01319/CMA** be PERMITTED subject to conditions.

Conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in all respects in accordance with the following plans/drawings:

Plan 1 (00439_01.dwg) dated 10/02/05 Site Plan
 EWE-HLM-A-XX-XX-GA-EX07-01 Rev PA1 Site Location Plan
 EWE-HLM-A-XX-XX-GA-PR05-01 Rev PA1 Proposed Block Plan
 XX-XX-GA-XX05-01 rev PA0 Site Demolition Plan dated 07/10/16
 B02-XX-EL-PR04-01 Building 02 Rev PA0 Proposed Elevations dated 07/10/16
 EWE-HLM-A-B03-XX-EL-PR04-01 Rev PA1 Building 03, Proposed Elevations
 B02-XX-DR-PR03-01 Rev PA0 Building 02, Proposed Bay Study dated 07/10/16
 B03-XX-DR-PR03-01 Rev PA0 Building 03, Proposed Bay Study dated 07/10/16
 XX-XX-EL-ZZ05-01 Rev PA0 Proposed and Existing Street Elevations dated 07/10/16
 B03-XX-SE-PR04-01 Rev PA0 Building 03, Proposed Sections dated 07/10/16
 BB-XX-DT-PR01-01 Rev PA0 Proposed Typical Details dated 07/10/16
 B02-XX-SE-PR04-01 Rev PA0 Building 02, Proposed Sections dated 07/10/16
 XX-XX-VS-PR0-03 Rev PA0 Proposed Visualisation, Rear Facade to the New Hall dated 07/10/16
 XX-XX-VS-PR0-02 Rev PA0 Proposed Visualisation, West Street at the Caretakers House dated 07/10/16
 XX-XX-VS-PR0-01 Rev PA0 Proposed Visualisation, West Street at The Grove dated 07/10/16
 XX-XX-VS-PR0-04 Rev PA0 Proposed Visualisation, Overview dated 07/10/16
 EWE-HLM-A-B03-XX-EL-PR04-01 Rev PA1 Building 03, Proposed Elevations
 EWE-HLM-A-BB-00-GA-PR04-01 Rev PA1 Proposed Ground Floor Plan
 EWE-HLM-A-BB-01-GA-PR04-01 Rev PA1 Proposed First Floor Plan
 EWE-HLM-A-BB-02-GA-PR04-01 Rev PA1 Proposed Roof Plan
 EWE-HLM-A-BB-M0-GA-PR04-01 Rev PA1 Proposed Mezzanine Floor Plan
 EWE-HLM-L-XX-XX-EL-PR04-01 Rev PA0 Proposed Shed Plans and Elevations
 A093463_1300_Rev G Proposed Drainage Strategy
3. Subject to Condition 4 below, the development shall be implemented in all respects in accordance with the 'Construction Traffic Management Plan' dated October 2016 submitted with the application.
4. In carrying out the development hereby approved, no HGV movements to or from the site shall take place between the hours of 08.30 and 09.15 and 15.00 and 16.00 nor shall the applicant or their contractors allow any HGVs associated with the development at the site to be laid up, waiting, in roads of West Street or High Street or roads adjoining during these times.
5. Within 3 months of the date of this permission the School Travel Plan submitted with the application shall be updated and shall include measures to promote the park and stride from the public car parks in Ewell village, including the investigation and provision of parent parking permits if feasible, and shall be submitted for approval to the County Planning Authority. The approved School Travel Plan shall be implemented prior to the occupation of the development hereby permitted and thereafter maintained, monitored and developed.
6. The development shall not be occupied unless and until on-site car parking is provided in accordance with the approved plans and those spaces shall thereafter be retained for its designated use.

7. The development shall not be occupied unless and until 50 cycle spaces have been provided in accordance with the approved plans and those spaces shall thereafter be retained for their designated use.
8. The development hereby permitted shall not be occupied unless and until the off site highways works put forward in the Transportation Assessment comprising the upgrading of the pedestrian crossing on Ewell High Street and improvements to the raised table crossing on West Street have been further investigated by the applicant and a report detailing the outcome of that investigation has been deposited with the County Highway Authority. If as a result of that investigation any of those measures are deemed by the County Highways Authority to be necessary to mitigate against the impact of the development, no later than 8 months from the occupation of the building these shall be designed, implemented and maintained at the applicant's expense.
9. Prior to the occupation of the development hereby permitted details of the hedge to be provided along the western boundary of the site shall be submitted to and approved by the County Planning Authority. The details shall include the size, detailed planting location and species of the proposed hedge and measures for the replacement of any part of it which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. The hedge shall be maintained for a period of five years after planting.
10. The hedge to be planted in accordance with Condition 9 above shall be planted within the first planting season following the occupation of the building hereby permitted.
11. Prior to the commencement of the development hereby permitted an amended Arboricultural Impacts Assessment and Arboricultural Method Statement shall be submitted to and approved by the County Planning Authority. The amended documents shall include the additional requirements of the County Arboriculturist in respect of the retained trees and an amended tree removal plan retaining the trees along the rear boundary as agreed in the e-mail from the applicants agent dated 3rd February 2017.
12. (a) Before any equipment, machinery or materials are brought onto the site for the purposes of carrying out the development hereby permitted, protective fencing in accordance with the details contained in the Arboricultural Method Statement to be submitted in accordance with condition 11 above shall be installed and shall thereafter be maintained until all equipment, machinery and surplus materials have been removed from the site. For the duration of works on the site no materials, plant or equipment shall be placed or stored within the protected area.

(b) The development shall be carried out in all respects in full accordance with all other measures to protect trees during construction set out in the Arboricultural Method Statement to be submitted in accordance with condition 11 above.
13. Prior to the first occupation of the development hereby permitted a landscaping scheme including replacement tree planting within the site shall be submitted to and approved by the County Planning Authority. Such a scheme shall include the size, location and species of the proposed planting including trees and measures for the replacement of any tree which is removed, uprooted or destroyed or dies or becomes in the opinion of the County Planning Authority seriously damaged or defective. All proposed and replacement trees shall be maintained for a period of five years after planting.
14. The replacement trees to be planted in accordance with Condition 13 above shall be planted within the first planting season following the occupation of the building hereby permitted.

15. The development shall be carried out in all respects in accordance with the mitigation measures set out in paragraph 6.10 of the Bat Survey dated October 2016 submitted with the application and/or any other measures which are specified in the above licence
16. The development shall only be carried out using the materials and design details stipulated in the application, as contained on the approved plans and in Part 4.7 and 4.8 of the Design and Access Statement Rev B Dated October 2106, including natural slate tiles laid in a diamond pattern on all pitched roofs and all tile hanging and Terca Weinerburger 'bronsgroen' buff brick in flemish bond.
17. There shall be no additional windows inserted in the eastern elevation of Building O3 (including in the roof) without the prior written permission of the County Planning Authority
18. The development shall be carried out in accordance with the recommendations in the Written Scheme of Investigation for an Archaeological Watching Brief dated 7th October 2016 submitted with the application
19. Prior to the occupation of the buildings hereby permitted and in accordance with the requirements of condition 18 above and in particular paragraph 2.14 of the document 'Written Scheme of Investigation for an Archaeological Watching Brief' dated 7th October 2016 submitted with the application, the applicants shall submit a report to the County Planning Authority outlining the methodology used and results of the watching brief and interpretation of the archaeology of the site.
20. Within 2 years of the completion of the development hereby permitted and in accordance with the requirements of condition 18 above and in particular paragraph 2.15 of the document Written Scheme of Investigation for an Archaeological Watching Brief dated 7th October 2016 submitted with the application, the applicants shall submit a full report to the County Planning Authority outlining any discoveries made. The detailed methodology for this document will be determined by the post-project assessment required by condition 18 above, and the format and timescale agreed with the Surrey County Council Heritage Conservation Team Archaeological Officer. The approved document will be made available for publication in a publicly available journal.
21. No part of the drainage system for the site shall be constructed until the following details have been submitted to and approved by the County Planning Authority:
 - a) A design that is compliant with the national Non-Statutory Technical Standards for SuDS, National Planning Policy Framework and Ministerial Statement on SuDS.
 - b) Evidence that the proposed solution(s) will effectively manage the 1 in 30 & 1 in 100 (+Climate change allowance) for storm events
 - c) Finalised construction drawings to include: a finalised drainage layout detailing the location of SUDs elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and long and cross sections of each SuDS element and including details of any flow restrictions
 - d) Details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite
 - e) Details of on site tests undertaken in accordance with BRE365 on the site to determine the infiltration rates and ground water level with the final design of the soakaways shall be undertaken using actual infiltration rates
 - f) Details of maintenance regimes and responsibilities of the drainage and SuDS elements during the operation and lifetime of the systems

g) For drainage located in root protection zones, details of the protective measures that shall be put in place to ensure protection of drainage from root intrusion

and the development shall thereafter be carried out in strict accordance with those approved details.

22. No part of the drainage system for the site shall be constructed unless details of how the Sustainable Drainage System will be protected and maintained during the construction of the development have been submitted to and approved in writing by the County Planning Authority. The development shall thereafter be carried out in strict accordance with those approved details.
23. No part of the drainage system for the site shall be constructed until the existing sewers on the site have been cleared of any blockages.
24. Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed in accordance with the agreed scheme as approved under condition 21 above.
25. Prior to the commencement of the development hereby permitted the applicant shall excavate around the retained tree T8 in accordance with the specification stipulated by the County Arboricultural Manager in his e-mail dated 8th February 2017.

Reasons:

1. To comply with Section 91 (1)(a) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.
3. In the interests of highways safety in accordance with Policies DM9, DM10, DM34 and DM37 of the Epsom and Ewell Development Management Policies Document 2015.
4. In the interests of highways safety in accordance with Policies DM9, DM10, DM34 and DM37 of the Epsom and Ewell Development Management Policies Document 2015.
5. To mitigate the highways implications of the proposals in the interests of highways safety in accordance with Policies DM9, DM10, DM34 and DM37 of the Epsom and Ewell Development Management Policies Document 2015
6. To mitigate the highways implications of the proposals in the interests of highways safety in accordance with Policies DM9, DM10, DM34 and DM37 of the Epsom and Ewell Development Management Policies Document 2015
7. To mitigate the highways implications of the proposals in the interests of highways safety in accordance with Policies DM9, DM10, DM34 and DM37 of the Epsom and Ewell Development Management Policies Document 2015
8. To mitigate the highways implications of the proposals in the interests of highways safety in accordance with Policies DM9, DM10, DM34 and DM37 of the Epsom and Ewell Development Management Policies Document 2015
9. In the interests of the visual amenity of the site and the Conservation Area in accordance with Policies DM5, DM8 and DM9 of the Epsom and Ewell Development Management Policies Document 2015

10. In the interests of the visual amenity of the site and the Conservation Area in accordance with Policies DM5, DM8 and DM9 of the Epsom and Ewell Development Management Policies Document 2015
11. In the interests of the visual amenity of the site and the area in accordance with Policy DM5 of the Epsom and Ewell Development Management Policies Document 2015. This condition is required pre commencement because an agreed amended plan/ documents have not yet been submitted showing the trees to be removed.
12. In the interests of the visual amenity of the site and the area in accordance with Policy DM5 of the Epsom and Ewell Development Management Policies Document 2015
13. In the interests of the visual amenity of the site and the Conservation Area in accordance with Policies DM5, DM8 and DM9 of the Epsom and Ewell Development Management Policies Document 2015
14. In the interests of the visual amenity of the site and the Conservation Area in accordance with Policies DM5, DM8 and DM9 of the Epsom and Ewell Development Management Policies Document 2015
15. In the interests of biodiversity in accordance with Policy SC3 of the Epsom and Ewell Core Strategy 2007
16. In the interests of the visual amenity of the site and the Conservation Area in accordance with Policies DM5, DM8 and DM9 of the Epsom and Ewell Development Management Policies Document 2015
17. In the interests of the residential amenity of the adjacent dwelling in accordance with Policies DM9 and DM10 of the Epsom and Ewell Development Management Policies Document 2015
18. In the interests of preserving the archaeological heritage assets of the site in accordance with Policy DM8 of the Epsom and Ewell Development Management Policies Document 2015
19. In the interests of preserving the archaeological heritage assets of the site in accordance with Policy DM8 of the Epsom and Ewell Development Management Policies Document 2015
20. In the interests of preserving the archaeological heritage assets of the site in accordance with Policy DM8 of the Epsom and Ewell Development Management Policies Document 2015
21. To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site pursuant to Policy CS6 in the Epsom and Ewell Core Strategy 2007
22. To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site pursuant to Policy CS6 in the Epsom and Ewell Core Strategy 2007
23. To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site pursuant to Policy CS6 in the Epsom and Ewell Core Strategy 2007
24. To ensure the design meets the technical stands for SuDS and the final drainage design does not increase flood risk on or off site pursuant to Policy CS6 in the Epsom and Ewell Core Strategy 2007

- 25 In order to ensure the long term health of this mature tree, in close proximity to the proposed new building in the interests of the visual amenity of the site and the area in accordance with Policy DM5 of the Epsom and Ewell Development Management Policies Document 2015. This is required before development commences to minimise any adverse impact.

Informatives:

1. 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.
2. The developer is advised that as part of the detailed design of the highway works required by the above conditions, 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.
3. 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 permit and, potentially, 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/road-permits-and-licences/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-and-community/emergency-planning-and-community-safety/flooding-advice.

CONTACT

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BACKGROUND PAPERS

The deposited application documents and plans, including those amending or clarifying the proposal, responses to consultations and representations received as referred to in the report and included in the application file and the following:

Government Guidance

[National Planning Policy Framework 2012](#)

The Development Plan

Epsom and Ewell Development Management Policy Document 2015

Epsom and Ewell Core Strategy 2007

Other Documents

Epsom and Ewell Sustainable Design SPD February 2016

Ewell Village Conservation Area Appraisal August 2009
