

18 June 2020

Nescot, 91 Reigate Road, Ewell, Surrey, KT17 3DS

Application to vary Condition 5 (parking on Site) of Planning Application ref: 15/01299/FUL, to allow the temporary use of the car park by Epsom and St Helier University Hospitals NHS Trust staff

Ward:	Nonsuch Ward
Contact Officer:	Ginny Johnson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

2 Summary

- 2.1 A planning application has been submitted for a new multi-storey car park at Epsom General Hospital, under application ref: 20/00249/FUL. Subject to this being granted planning permission, there would be a requirement for off-site parking, during the construction period of the multi-storey car park.
- 2.2 NESCOT has a 750-space car park, which is not fully utilised. Epsom and St Helier University Hospitals NHS Trust staff (Trust Staff) could, on a temporary basis only, use 100 car parking spaces at NESCOT, without causing capacity issues. These spaces would be used by the Trust staff only and not by patients or visitors.
- 2.3 An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. Planning permission granted under section 73 takes effect as a new, independent planning permission to carry out the same development as previously permitted, subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended.
- 2.4 In this case, a Section 73 planning application has been submitted by the applicant (NESCOT), to amend the wording of Condition 5 of planning permission ref: 15/01299/FUL, to allow for 100 car parking spaces at NESCOT to be used on a temporary basis only by the Trust staff (subject to planning permission being granted for the multi-storey car park at Epsom General Hospital).

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- 2.5 A Car Park Management Plan, dated February 2020, is submitted with this application, which sets out an acceptable strategy for the management of the 100 car parking spaces. SCC Highways raise no objection to this application, subject to the implementation of Conditions. For clarity, this application would not make any material or physical changes to the highway and would utilise the existing capacity of the NESCOL car park. There would be no material highways impact.
- 2.6 The application is recommended for approval. For the avoidance of doubt, the conditions attached to the original permission (ref: 15/01299/FUL) are updated where necessary and included on this planning permission.

3 Site description

- 3.1 The Application Site ('Site') comprises NESCOL, which is a large further education and higher education college in Epsom and Ewell. The campus measures approximately 15.56 hectares in size and is located off Reigate Road. It is designated within the Green Belt.

4 Proposal

- 4.1 The Site is subject to an extensive planning history. There are four planning permissions, which are particularly relevant to this application, noted below:
1. 13/00822/FUL. Planning permission was granted on 9 January 2014, for alterations and extensions to the NESCOL academic campus. This included a new vehicular entrance and alterations to the car park layout.
 2. 14/00501/MMA. A non-material amendment application was granted on 28 August 2014, which sought to reduce building footprints and building heights.
 3. 14/00635/REM. A section 73 application was granted on 9 September 2014, which amended timings of when details needed to be submitted for approval and/or implemented, of planning permission ref: 13/00822/FUL.
 4. 15/01299/FUL. Planning permission was granted on 16 March 2016, for the reconfiguration of the car parking area, allowing for the re-siting and re-design of the animal husbandry facilities, as granted under ref: 13/00822/FUL (as amended by planning permissions 14/00501/MMA and 14/00635/REM). It also sought site circulation and access control and landscaping, including additional tree screening to the main car park.
- 4.2 Planning permission ref: 15/01299/FUL provides 750 car parking spaces, as granted in previous planning permissions, but with a more efficient layout that allowed the retention of a greater number of trees than previously approved. This application also provided the same design of vehicular access into and from the Site, via a roundabout on Reigate Road.
- 4.3 There are 11 conditions attached to the decision notice of planning permission ref: 15/01299/FUL. Condition 5 relates to car parking at the Site and states:

The current quantum of parking on the site shall be maintained during the construction phase for the use of students during term time. The new areas

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of parking as shown on drawing No N274 GA 3001 Rev 11 for 750 cars, 30 motor cycles and 252 cycles must be completed by 1st September 2016 to serve the influx of students starting in the new 2016/17 academic year. The parking areas shall be used and thereafter retained exclusively for their designated purposes.

Reason: To ensure that student parking does not take place on the Public Highway or on adjacent private streets to the detriment of safety and convenience of other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015.

- 4.4 Condition 5 of planning permission ref: 15/01299/FUL requires the parking area to be used and retained exclusively for their designated purposes. This is taken to mean that the spaces are for the sole use of the users of the NESCOT site.
- 4.5 This application seeks to amend the wording of Condition 5, to allow for the temporary use of the car park by **Epsom and St Helier University Hospitals NHS Trust staff** (Trust staff). A planning application has been submitted and is pending a decision, at Epsom General Hospital, under ref: 20/00249/FUL, seeking a multi-storey car park, the reconfiguration of surface parking and improvements to an access road. For clarity, the formal description of development is provided below:

Erection of a multi storey car park comprising ground plus 5 storeys and 527 car parking spaces, reconfiguration of surface parking to provide 104 car parking spaces and improvement to the access road from Dorking Road.

- 4.6 The planning application is currently pending a decision and has not been decided. Subject to this being considered positively, off-site car parking will be required during the construction phase, as set out in this application's accompanying Car Park Management Plan (February 2020). NESCOT has agreed with Epsom General Hospital that the Trust staff could use 100 of its car parking spaces. The Local Planning Authority has not been party to formal discussions with NESCOT and Epsom General Hospital regarding this agreement. This application is assessed on its merits and in consultation with statutory consultees only.

5 Comments from third parties

- 5.1 We consulted 219 nearby neighbours. 1 letter of objection has been received. Comments include:

- Increase in traffic is to be resisted
- Potential increase in levels of daily pollution
- Insufficient evidence submitted as to the number of car parking spaces envisaged
- Unclear plans.

- 5.2 A Site Notice was displayed and the application was displayed in the local paper.

6 Consultations

- 6.1 SCC Highways: no objection, subject to the imposition of conditions.

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7 Relevant planning history

7.1 There is a substantial planning history relating to the Application Site. The below sets out recent and relevant planning history relating to this application, only.

Reference	Description of Development	Decision	Decision Date
16/01878/COND	Details pursuant to 15/01299/FUL (Proposed reconfiguration of the car parking area, provision of site circulation and access control, landscaping including additional tree screening to main car park within the NESCOL Academic Campus) to discharge Condition 10 (Sustainable Drainage) and Condition 11 (Archaeology) .	Granted	28 June 2017
15/01299/FUL	Proposed reconfiguration of the car parking area to allow for re-siting and re-design of Animal Husbandry facilities from that permitted under planning permission 13/00822/FUL (as amended by planning permissions 14/00501/MMA and 14/00635/REM), provision of site circulation and access control, landscaping including additional tree screening to main car park within the NESCOL Academic Campus	Granted	16 March 2016
14/00635/REM	Variation of Condition 2 (sample materials), 3 (design details), 7 (Reigate Road modified access), 13 (Travel Plan) and 23 (lighting) of permission 13/00822/FUL (Alterations and extensions to existing buildings at the NESCOL Academic Campus, including limited demolition works, to provide a new main entrance and reception area, cafe, teaching accommodation, 'skills park' (including public facing uses, such as hairdressing, physiotherapy and beauty treatments), an extended construction zone (associated with educational courses relating to construction), relocated animal welfare buildings, new build extension to the Learning Disabilities Centre, new vehicular entrance, alterations to the car park layout, together with associated landscaping works and footway/cycleway improvements through the site.) to amend the timing of when such details need to be submitted for approval and/or implemented	Granted	9 September 2014
14/00501/MMA	Minor Material Amendment to 13/00822/FUL (for Alterations and extensions to existing buildings at the NESCOL Academic Campus, including limited demolition works, to provide a new main entrance and reception area, cafe, teaching accommodation, 'skills park' (including public facing uses, such as	Granted	28 August 2014

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	hairdressing, physiotherapy and beauty treatments), an extended construction zone (associated with educational courses relating to construction), relocated animal welfare buildings, new build extension to the Learning Disabilities Centre, new vehicular entrance, alterations to the car park layout, together with associated landscaping works and footway/cycleway improvements through the site) to provide reduced building footprints and reduced building heights.		
13/00822/FUL	Alterations and extensions to existing buildings at the NESCOL Academic Campus, including limited demolition works, to provide a new main entrance and reception area, cafe, teaching accommodation, 'skills park' (including public facing uses, such as hairdressing, physiotherapy and beauty treatments), an extended construction zone (associated with educational courses relating to construction), relocated animal welfare buildings, new build extension to the Learning Disabilities Centre, new vehicular entrance, alterations to the car park layout, together with associated landscaping works and footway/cycleway improvements through the site	Granted	9 January 2014

8 Planning Policy

NPPF (2019)

Core Strategy (2007)

Development Management Policies Document (2015)

- Policy CS1 Sustainable Communities
- Policy CS2 Green Belt
- Policy CS3 Biodiversity
- Policy CS6 Sustainability
- Policy CS13 Community, Cultural and Built Sports Facilities
- Policy CS16 Managing Transport and Travel

At the time application ref: 15/01299/FUL was decided the Development Management Policies Document (2015) was not adopted. This application has considered the following policies within this (now adopted) document:

- Policy DM35: Transport and New Development
- Policy DM36: Sustainable Transport for New Development
- Policy DM27: Parking Standards

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9 Planning considerationsParking and Highways

- 8.1 Policy CS16 sets out that (inter alia) development proposals should ensure that vehicular traffic generated does not create new, or exacerbate existing, on street parking problems, nor materially increase other traffic problems.
- 8.2 Policy DM35 sets out that the impact of new development on the transport will be assessed against other plan policies and transport standards.
- 8.3 Policy DM37 sets out that development will have to demonstrate that a new scheme provides an appropriate level of off-street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.
- 8.4 The proposed Car Park Management Plan (CPMP), dated February 2020, sets out that Epsom & St Helier University Hospitals NHS Trust have submitted a planning application for a new multi-storey car park at their Site on Dorking Road, Epsom. Whilst this is being constructed, off-site parking needs to be utilised to prevent staff from parking on surrounding streets and causing problems for local residents". The application reference number for the pending multi-storey car park application is not stipulated in the CPMP, or other supporting documentation submitted with this application, but, Officers can confirm that this is: ref: 20/00249/FUL.
- 8.5 The CPMP sets out that NESCOL has a 750 space car park, but that this is not fully utilised. As such, the Trust staff on a temporary basis could use 100 spaces, without causing NESCOL any issues over capacity. To clarify, it is proposed as part of this application that 100 spaces at NESCOL would be used by the Hospital Trust's staff and not by patients or visitors.
- 8.6 The CPMP sets out that 100 spaces to be allocated are located along the southern boundary and near to the eastern end of the car park. The spaces would be available to Trust staff from 07:30 to 19:30, Monday to Friday. The spaces would not be available overnight or on weekends.
- 8.7 The CPMP sets out that a parking attendant would be present on-site from Monday to Friday between 07:30 and 19:30, controlling the car park's entrance. Additionally, five to six security staff would be available from 08:00 to 21:00, should assistance be required. NESCOL's staff and students have their own NESCOL permits and the Trust staff would be required to display NHS permits. The allocated spaces would indicate where the Trust staff could park. The Trust staff would not be allowed access other sections of the car park, which would be maintained for the use of NESCOL's staff and students only. The allocated spaces would be marked with temporary signage/road markings and all Trust staff using the site would given a plan showing the permitted spaces.

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- 8.8 The CPMP sets out that there are a number of smaller car parking areas within the NESCOL campus, totalling around 180 spaces, in addition to the main 750-space provision. These smaller car parks are not normally open for NESCOL's staff or students to park in. In the unlikely situation that the main car park was busy with NESCOL's staff and students and demand exceeds provision, due to 100 spaces being allocated to the Trust's staff, additional parking areas would be opened to designated NESCOL staff.
- 8.9 The CPMP sets out that the Trust plans to operate a shuttle bus to transfer Trust staff from NESCOL to Epsom General Hospital. It is anticipated that two minibuses will be used, with the operator currently unknown. The minibuses would pull into the NESCOL's campus to pick up and drop off Trust staff, expected to stop in the western section of the car park, close to the entrance, to minimise the distance it has to travel around the car park. The Trust intends to run the shuttle bus service to a timetable on a continuous loop between 07:30 and 09:00 in the morning and in the afternoon between 16:30 and 18:30. Depending on the route taken, which may vary by time of day to reflect traffic conditions, this is likely to take around 30 minutes for the round trip.
- 8.10 SCC Highways has formally commented on this application and raise no objection, subject to the imposition of conditions, should planning permission be granted. Officers consider that the CPMP provides an adequate management plan for this proposal.

Clarification

- 8.11 A temporary car park statement and cover letter accompanies this application. These set out that Condition 5 is required to be varied, to allow Epsom General Hospital's Trust staff use of 100 spaces within the NESCOL car park for a minimum of 6 months, to a maximum of 12 months, commencing in February 2020.
- 8.12 The CPMP was subsequently submitted, during the application's determination period, requiring the temporary use of 100 spaces at NESCOL's car park during the construction phase of the multi-storey car park (subject to this being granted planning permission).
- 8.13 To ensure a precise and enforceable Condition wording, officers recommend rewording the condition to state that subject to application ref: 20/00249/FUL being granted planning permission, 100 car parking spaces identified on Figure 2.1 of the Car Park Management Plan, (Feb 2020), shall be temporarily used by Trust staff at Epsom General Hospital. Furthermore one month prior to the use of the car parking spaces being used, the applicant shall notify the Local Planning Authority in writing of the date of the first use of the spaces.
- 8.14 The condition also demands that the spaces shall be used for a limited date of 12 months of the date that the notice is served and comes into effect, or by June 2023, whichever is the sooner. The 100 car parking spaces shall then be available to Trust staff from 07:30 to 19:30, Monday to Friday and shall not be available overnight or on weekends.
- 8.15 The application is considered to comply with Policies CS16, DM35 and DM37.

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Conditions

8.16 An approval of details application (ref: 16/01878/COND) was granted on 28 June 2017. It sought to discharge Conditions 10 (Sustainable Drainage) and Condition 11 (Archaeology) of planning permission ref: 15/01299/FUL

Condition 10

8.17 Officers note that SCC Local Lead Flood Authority's formal response, dated 16/05/2017, set out that it is satisfied to discharge Condition 10. But, it does set out that following construction of the works, it is recommended that the following is submitted as evidence that the drainage is implemented in accordance with the strategy:

- A verification report carried out by a qualified drainage engineer and must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.

8.18 Subject to planning permission being granted, to ensure clarity, Officers would include this recommendation within an Informative on this application..

Condition 11

8.19 Officers note that SCC Archaeology's formal response, dated 31/03/2017, confirmed that the Written Scheme of Investigation was acceptable. But, the response also set out that the work detailed in the report forms an ongoing stage in the implementation of the required archaeological work. As such, the condition will need to be re-imposed 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.

8.20 Subject to permission being granted to vary the conditions, Officers would amend the wording of Condition 11 and re-impose this, to set out the further requirements.

9 Conclusion

9.1 A planning application has been submitted for a new multi-storey car park at Epsom General Hospital, ref: 20/00249/FUL. Subject to this being granted planning permission, there will be a requirement for off-site parking during the construction period.

9.2 NESLOT has a 750 space car park, which is not fully utilised. Epsom General Hospital's Trust staff could, on a temporary basis, use 100 car parking spaces at NESLOT, without causing capacity issues. These spaces would be used by the Trust staff only and not by patients or visitors.

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- 9.3 An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. Planning permission granted under section 73 takes effect as a new, independent planning permission to carry out the same development as previously permitted, subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended.
- 9.4 In this case, a section 73 planning application has been submitted by the applicant (NESCOT), to amend the wording of Condition 5 of planning permission ref: 15/01299/FUL, to allow for 100 car parking spaces at NESCOT to be used on a temporary basis only by the Trust staff (subject to planning permission being granted for the multi-storey car park at Epsom General Hospital).
- 9.5 A Car Park Management Plan, dated February 2020, has been submitted with this application, which sets out an acceptable strategy for the management of the 100 car parking spaces. SCC Highways raise no objection to this application, subject to the implementation of Conditions.
- 9.6 The application is recommended for approval. For the avoidance of doubt, the conditions attached to the original permission (ref: 15/01299/FUL) are updated where necessary and included on this planning permission.

10 Recommendation

- 10.1 Grant Planning Permission and amend Condition 5.

Condition(s):

1. The development hereby permitted shall begin before 16 March 2019, the date of the original permission

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:
N274 GA 3019 Rev B, N274 GA 3001 Rev 11, N274 GA 3002 Rev 04, N274 DT 3009 Rev 04, N274 DT 3010 Rev 06, N274 DT 3012 Rev 01, N274 DT 3013 Rev 02, N274 DT 3016 Rev 02, N274 DT 3014 Rev 01, N274 DT 3015 Rev 04, N274 GA 3003 Rev 07, N274 GA 3004 Rev 06, N274 GA 3005 Rev 07, N274 GA 3006 Rev 07, N274 GA 3007 Rev 06, N274 GA 3008 Rev 06, N274 GA 3009 Rev 06, N274 GA 3010 Rev 05, N274 GA 3011 Rev 06, N274 GA 3012 Rev 06, N274 GA 3013 Rev 06, N274 GA 3014 Rev 06, N274 GA 3015 Rev 07, N274 GA 3017 Rev 03, N274 GA 3018 Rev 02, N274 PP 3001 Rev 06, N274 PP 3002 Rev 05, 1448.15P003 Rev B, 1448.15P004 Rev B, 1448.15P005 Rev A, 1448.15P006 Rev A 1, 1448.15P007 Rev A, 1448.15P008 Rev A, 1448.15P009 Rev A, 1448.15P010 Rev A, 1448.15P011 Rev A, 1448.15P012 Rev A, 1448.15P013 Rev A, 1448.15P014 Rev A, 1448.15P015 Rev A, 1448.15P016 Rev A, 69267 INF 16 Rev P1, 69267 INF 24 Rev C4, 69267 INF 25 Rev Z1, 69267 INF 500 01 Rev P5, TJ14166

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

3. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority

Reason: To ensure the provision, establishment and maintenance of an appropriate landscape scheme in the interests of the visual amenities of the locality in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM5 and DM9 of the Development Management Policies 2015

4. No equipment, machinery or materials shall be brought onto the site for the purpose of the development, until the protective fencing has been erected to enclose all retained trees as shown on Tree Protection Plan (SJA TPP 15335-01a). This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority

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

5. The areas of parking as shown on drawing No N274 GA 3001 Rev 11 are for 750 cars, 30 motor cycles and 252 cycles. The parking areas shall be used and thereafter retained exclusively for their designated purposes.

Subject to application ref: 20/00249/FUL being granted planning permission, 100 car parking spaces identified on Figure 2.1 of the Car Park Management Plan, dated Feb 2020, shall be temporarily used by Epsom and St Helier University Hospitals NHS Trust staff. One month prior to the car parking spaces being used, the applicant shall notify the Local Planning Authority in writing of the date of the first use of the spaces. The spaces shall be used for a limited period of 12 months taking effect from the date the notice becomes effective, or shall cease by June 2023, whichever is the sooner. The 100 car parking spaces shall only be available to Trust staff from 07:30 to 19:30, Monday to Friday and shall not be available overnight or on weekends.

On the cessation of the temporary parking arrangement as detailed above, the 100 car parking spaces shall no longer be used by Epsom and St Helier University Hospitals NHS Trust staff and shall return to their designated purposes.

Reason: To ensure that student parking does not take place on the Public Highway or on adjacent private streets to the detriment of safety and convenience of other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015

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6. The means of vehicular access to the development shall be from the new roundabout access on Reigate Road only. The existing vehicular access from Reigate Road to the north of the new roundabout shall be permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner as already agreed with the Local Planning Authority.

Reason: To ensure that the development does not prejudice highway safety or cause inconvenience to other highway users in accordance with Policy CS16 of the Core Strategy (2007) and Policies DM35 and DM37 of the Development Management Policies 2015

7. Space must be been laid out within the site by 1 September 2016 in accordance with the approved plans and previously approved Travel Plan to provide:
 - a) Secure cycle parking, changing facilities, safe pedestrian & cycle routes
 - b) Information for staff and visitors regarding public transport, walking and cycling

Reason: To encourage travel by means other than private motor vehicles in accordance with Policy CS16 of the Core Strategy (2007) and Policy DM36 of the Development Management Policies 2015

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

Reason: Should remediation be deemed necessary, the applicant should demonstrate that any remedial measures have been undertaken as agreed and the environmental risks have been satisfactorily managed so that the site is deemed suitable for use. To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unexpected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. We should be consulted should any contamination be identified that could present an unacceptable risk to Controlled Waters (the site is located over a Principal Aquifer). To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015

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10. The development shall be carried out in accordance with the following documents and drawings, approved under ref: 16/01878/COND, dated 28 June 2017:
Chawton Hill letter, dated 17 March 2017
Geo-Environmental report, ref: GE9847-GARv1JK180614
CTP drawing, refs: A4428-1601 T2 and A4428-1602 T1

Reason: Infiltrating water has the potential to cause remobilisation of contaminants present in shallow soil/made ground which could ultimately cause pollution of groundwater. To satisfy Policy CS6 of the Core Strategy 2007 and Policy DM17 of the Development Management Policies 2015.

11. The development shall be carried out in strict accordance with the Written Scheme of Investigation: Method Statement for an Archaeological Evaluation Report, ref: T23039.02, dated February 2017, and any archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning authority.

The work detailed in the report forms an ongoing stage in the implementation of the required archaeological work. As such, the condition is maintained until all the fieldwork has been completed and a satisfactory final report on its results has been submitted to and approved by the local planning authority. 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.

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

12. Subject to application ref: 20/00249/FUL being granted planning permission, the parking management measures set out in the hereby approved Car Park Management Plan, dated Feb 2020, shall be implemented at the Application Site, taking effect from the date of the first use of the 100 spaces by Epsom and St Helier University Hospitals NHS Trust staff throughout the entire period of use of these parking spaces by Trust Staff. Upon cessation of the temporary parking arrangement, the 100 car parking spaces, shall no longer be used by Trust staff, and shall return to their prior designated use, to be retained and maintained for the use of students during term time in perpetuity

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, to meet the objectives of the NPPF (2019) and to satisfy policies DM 35 and DM 37 of the Epsom and Ewell Borough Council Development Management Policies.

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Informatives

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

2. Following construction of the works it is recommended that the following is submitted as evidence that the drainage is implemented in accordance with the strategy:
 - A verification report carried out by a qualified drainage engineer and must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Drainage System has been constructed as per the agreed scheme.