

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

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 NESBOT Academic Campus.

Ward:	Nonsuch
Contact Officer:	John Mumford

1 Plans and Representations

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

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NYRVPLGYJT800>

2 Summary

- 2.1 The application site comprises the NESBOT academic campus situated off Reigate Road and is approximately 15.56 hectares. The site forms part of the Metropolitan Green Belt.
- 2.2 Works are currently underway at the site to redevelop and refurbish a number of the College buildings, following the grant of planning permission in 2014 (Ref. 13/00822/FUL) for the refurbishment and extension of the campus buildings, which included (among other things) the provision of a new 'Built Environment' building on the north-west side of the site, and a new 'Skills Park' building/extension towards the centre of the site fronting Reigate Road. Following approval of this original consent, subsequent amendments to this permission have been made and the construction of these two buildings are nearing completion
- 2.3 The animal husbandry units as set out within this application have been erected within the south-east part of the site and accordingly this aspect of the application is retrospective. Other proposals within the application include a re-configuration of the car park to provide the same number of 750 car parking spaces but mainly within a single consolidated area without extending into the undeveloped "green" area to the south east rear section of the site and a revised landscaping scheme that provides for the retention of more existing trees than the previously approved scheme did.
- 2.4 **The application is recommended for APPROVAL** as it is considered to have less impact on the openness of the Green Belt and would result in a more satisfactory layout than the existing (extant) permission.

3 Site description

- 3.1 The application site comprises the NESCOL academic campus situated off Reigate Road and is approximately 15.56 hectares. The built part of the campus sits on land to the south of and adjacent to the railway line, and is set back from and to the east of Reigate Road. To the south of the buildings is a large car park and immediately to the east of this are the re-located animal husbandry shelters and buildings. Further eastwards is a large open area laid out as playing fields but accommodating built development in the north (a sports pavilion, which includes changing facilities and a social area, and a grounds keepers compound. Ewell East railway station is located adjacent to these buildings.
- 3.2 To the west of the college buildings over the Reigate Road, lies an area of two storey residential development whilst to the south the site is bounded by open land partly set out with sports pitches.

4 Proposal

- 4.1 The application seeks permission for the 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.
- 4.2 The proposed new car parking layout still provides 750 car parking spaces as approved in the previous scheme. The scheme also provides the same 252 cycle parking spaces and 30 motor cycle spaces in similar locations to those previously approved. The relocation of car parking away from the south-east corner of the site and along the spine road on the east side of the site requires some additional car parking provision in the north-western corner of the site where the existing staff car parking is laid out.
- 4.3 The animal husbandry units that are already provided on the south-eastern corner of the campus site are mainly timber framed or timber clad structures with simple felt or uPVC roofs to house many of the animals and for the student changing rooms, or steel weld mesh fence panels to provide pens (and for the cattery and dog kennels), and a steel frame building providing accommodation for small and exotic animals.
- 4.4 Amended landscaping details have been submitted since the application was originally lodged in response to various concerns raised by the Borough Tree officer. This has resulted in additional planting and changes to the species of planting in the main approach to the car park from Reigate Road, planting within the car park areas and additional soft landscaping near the theatre building.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 16 residential properties on Reigate Road. To date (25.02.2016) no letters of objection have been received.
- 5.2 Prior to the application submission a public consultation had been undertaken with local residents, stakeholders and Councillors. Approximately 160 leaflets were delivered to local residents and sent to appropriate stakeholders inviting them to attend a public consultation event on Saturday 21st November 2015, as detailed in the Statement of Community Involvement (SCI) supporting the application. A total of eleven people attended the public exhibition and two written responses were received in response to the consultation leaflet. Comments received included concerns about the noise or disruption associated with construction works at the site, and a request that the trees on the roadside frontage are not unduly tall, and that overnight lighting to the car park is reduced to a minimum or removed.

6 Consultations

- 6.1 Head of Leisure Development - Supports this proposal.
- 6.2 Surrey County Council Highways – No objections but recommends that a condition be imposed regarding maintaining the current quantum of parking on site for the use of students during term time and that the new areas of parking must be completed by 1 September 2016 to serve the influx of students starting in the new college year.
- 6.3 Environment Agency – No objections subject to groundwater protection conditions.
- 6.4 Borough Contaminated Land Officer – recommends inclusion of groundwater protection conditions.
- 6.5 County Archaeology Officer - to ensure required archaeological work is secured satisfactorily within this area with a high potential for containing Heritage Assets with archaeological significance recommends a condition requiring a Written Scheme of Investigation to be submitted and approved.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
13/00822/FUL	17.03.2014	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
14/00501/MMA	28.08.2014	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 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	Granted

		improvements through the site) to provide reduced building footprints and reduced building heights.	
14/00635/REM	09.09.2014	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

8 Planning Policy

National Policy Planning Framework (NPPF) 2012

Chapter 9 Paragraphs 79-89 Protecting the Green Belt

Core Strategy 2007

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

Development Management Policies Submission Document 2015

Policy DM2	Infilling within the boundaries of Major Developed sites
Policy DM3	Replacement and extension of buildings in the Green Belt
Policy DM4	Biodiversity and New development
Policy DM5	Trees and Landscape
Policy DM7	Footpath, cycle and Bridleway Network
Policy DM9	Townscape character and local distinctiveness
Policy DM10	Design Requirements for New Developments
Policy DM17	Contaminated Land
Policy DM19	Development and Flood Risk
Policy DM34	New Social Infrastructure
Policy DM37	Parking Standards

9 Planning considerations

Impact on the Green Belt

- 9.1 The application site lies within the Green Belt and accordingly the application needs to be assessed as to its conformity with national Green Belt policy set out within the NPPF. It is also relevant to note that the existing site is also identified as a Major Developed Site within the Green Belt as originally defined in the Local Plan (2000) and as referred to in Policy DM2 "Infilling within the boundaries of Major Developed Sites".
- 9.2 The NPPF requires a local planning authority to regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this, relevant to the current application, are:
- buildings for agriculture and forestry;
 - the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
 - limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 9.3 Policy DM2 states that proposals for infilling within the boundaries of Major Developed Sites will be permitted provided the development would not :
- Have a greater impact on the purposes of including land in the Green Belt than the existing development
 - Exceed the height of the existing buildings; and
 - Lead to a major increase in the developed proportion of the site.
- 9.4 The principle of the proposal for animal husbandry units was considered acceptable in terms of Green Belt policy in the previous planning permissions relating to the redevelopment of the NESOT site (namely 13/00822/FUL, 14/00501/MMA and 14/00635/REM). The buildings associated with animal husbandry were considered to be appropriate development and not adversely impacting on the openness of the Green Belt.

- 9.5 It is relevant to note that the existing (extant) planning permissions above include the provision of animal husbandry facilities on a larger scale (height and floorspace) in the southern more prominent part of the site than the current application for smaller scale facilities that have been erected in the south-east part of the site that are largely hidden by trees and landscaping.
- 9.6 It is considered that in relation to Policy DM2, the proposal is not considered to have a greater impact on the purposes of including land within the Green Belt than the existing development, when compared with the extant approval for (larger) animal husbandry facilities in the southern part of the site. The approved animal husbandry facility consisted of a slightly larger footprint than the re-located facility (1,111sqm compared with 1,047sqm) and therefore the retrospective proposal results in a decrease in the developed proportion of the site in comparison with the previously approved animal husbandry facilities. It should also be noted that the height of the current animal husbandry facilities are significantly lower than the height of the previously approved facility part of which would have risen to 6.2m. By comparison the stables and also the poly tunnel within this application have a height of only 3.3m with other facilities being considerably lower than this.
- 9.7 In conclusion it is considered that the re-siting of the animal husbandry facilities as implemented does not have any greater impact on the purposes of including land within the Green Belt than the previously approved location of the proposed animal husbandry units. Indeed, the increase in the number of retained trees in this part of the site, and the retention of more 'green space' in this south-eastern corner of the site (compared to the previously proposed car parking in this location) is considered to have positive benefits for the Green Belt. The proposal is therefore considered to comply with the NPPF and Policy DM2 in Green Belt policy.

Residential and Visual Amenity

- 9.8 The proposed reconfiguration of the car parking area and entrance landscaping would be situated some 40m from the nearest residential properties that are located across Reigate Road. It is considered that these revised proposals would have no adverse impact on residential amenity and that the amended landscaping proposals would enhance the visual amenities of the site as viewed from Reigate Road. .

Community Infrastructure Levy

- 9.9 Not liable.

10 Conclusion

- 10.1 The application proposal complies with Council planning policies and national Green Belt policy and would provide an improved layout and landscaping compared to the previously approved scheme.

11 Recommendation

- 11.1 Planning permission granted subject to the following conditions:

Condition(s):

- (1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

- (2) The development hereby permitted shall be carried out in accordance with the following approved plans 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.

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 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 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.

- (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 unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved, verified and reported to the satisfaction of the Local Planning Authority.

Reason: There is always the potential for unexpected contamination to be identified during development groundworks. 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.

- (10) Whilst the principles and installation of sustainable drainage schemes are to be encouraged, no infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to Controlled Waters. The development shall be carried out in accordance with the approval details.

Reason: 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) No development shall take place within the proposed car park areas until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and agreed in

writing with the local planning authority. The development shall be carried out in strict accordance with the detailed scheme of investigation and any archaeological works shall be carried out by a suitably qualified investigating body acceptable to the local planning authority.

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).

Informative(s):

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**