

PLANNING COMMITTEE UPDATE REPORT

App Number	24/01107/FUL
Item Number	Item 3
Address	Land and Buildings at Former Gas Holder Station, East Street, Epsom, Surrey
Proposal	Hybrid planning application for the phased redevelopment for a) full planning permission for the demolition of existing buildings and structures, site wide remediation and the erection of five residential buildings (ranging between 8-12 storeys), new access arrangements, parking, hard and soft landscaping, open space and other associated works and b) severable outline planning permission, with all matters reserved except access, for the separate development demolition and re-provision of a Performing Arts Centre and Education building, hard and soft landscaping and other associated works
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Date	23/04/2025

CORRECTIONS

1. Report Corrections

- 1.1 The Agenda Report has incorrectly reported the number of Air Source Heat Pumps proposed to serve the development. To advise, there are 20 Air Source Heat Pumps proposed, 14 on Block E and 6 on Block C. This supersedes the number of Air Source Heat Pumps reported at paragraphs 2.9, 2.11 25.7
- 1.2 Paragraph 2.5 of the Agenda Report should read **14 one-bedroom units**, not 10 one-bedroom units.
- 1.3 In the table shown in Section 3 'Key Information' of the Agenda Report, the cycle parking spaces proposed should be **722** instead of 732.
- 1.4 Paragraph 17.31 of the Agenda Report should read The linear buildings would incorporate two toned brick variations on a horizontal banding, with the first two storeys constructed in a **lighter** brick base with the remaining brickwork in a complementary **darker** brickwork.
- 1.5 Paragraphs 17.81 and 17.82 of the Agenda Report should read **distinct character**, not district character.
- 1.6 Paragraph 17.96 of the Agenda Report, the word 'provided' is removed.
- 1.7 Bullet point 11 of paragraph 17.96 of the Agenda Report, which makes reference to Beryl Bikes, is removed.
- 1.8 Paragraph 21.4 of the Agenda Report should read residents will not have to **carry their refuse and recycling** more than 30m to storage areas.
- 1.9 Section 30.3 'Planning Obligations' of the Agenda Report, criterion a) the delivery of the performing arts school, should be under the heading 'Non-Financial obligations'.

2. Condition Corrections

2.1 **Condition 2 (Approved Plans)** is amended as follows to reflect the correct plan numbers:

The development hereby permitted shall be carried out in accordance with the following approved plans:

6972-D1000-P01 - Site Location Plan January 2025
6972-D2000-P01 - Ground Floor Plan Proposed – January 2025
6972-D2001-P01 - L01, 03, 05 & 07 Floor Plan Proposed – January 2025
6972-D2002-P01 - L02, 04 & 06 Floor Plan Proposed – January 2025
6972-D2008-P01 - L08 Floor Plan Proposed – January 2025
6972-D2009-P01 - L09 & L10 Floor Plan Proposed – January 2025
6972-D2011-P01 - L11 Floor Plan Proposed – January 2025
6972-D2012-P01 - Roof Access Level Plan Proposed – January 2025
6972-D2013-P01 - Roof Plan Proposed – January 2025
6972-D2100-C-P01 - Block C Ground Floor Plan Proposed – January 2025
6972-D2101-C-P01 - Block C Typical Floor Plan Level 01, 03, 05 & 07 Proposed- January 2025
6972-D2102-C-P01 - Block C Typical Floor Plan Level 02, 04 & 06 Proposed - January 2025
6972-D2109-C-P01 - Block C Roof Plan Proposed - January 2025
6972-D2100-D-P01 - Block D Ground Floor Plan Proposed - January 2025
6972-D2101-D-P01 - Block D Typical Floor Plan Proposed - January 2025
6972-D2111-D-P01 - Block D 10th Floor Plan (Roof Terrace) Proposed - January 2025
6972-D2112-D-P001 - Block D Roof Plan Proposed - January 2025
6972-D2100-E-P01 - Block E Ground Floor Plan Proposed - January 2025
6972-D2101-E-P01 - Block E Typical Floor Plan Proposed - January 2025
6972-D2109-E-P01 - Block E Roof Plan Proposed - January 2025
6972-D2100-F-P01 - Block F Ground Floor Plan Proposed - January 2025
6972-D2101-F-P01 - Block F Typical Floor Plan Proposed - January 2025
6972-D2112-F-P01 - Block F 12th Floor Plan (Roof Terrace) Proposed - January 2025
6972-D2113-F-P01 - Block F Roof Plan Proposed - January 2025
6972-D2100-G-P01 - Block G Ground Floor Plan Proposed - January 2025
6972-D2101-G-P01 - Block G Typical Floor Plan Level 01, 03, 05 & 07 Proposed - January 2025
6972-D2102-G-P01 - Block G Typical Floor Plan Level 02, 04, 06 & 08 Proposed- January 2025
6972-D2110-G-P01 - Block G Roof Plan Proposed - January 2025
6972-D2200-P00 - Building Parameter Plan Outline Proposed - August 2024
6972-D2500-P00 - Site Sections B-B & C-C Proposed - August 2024
6972-D2700-P00 - Site Elevations D-D Proposed - August 2024
6972-D2701-P00 - Site Elevations E-E & F-F Proposed - August 2024
6972-D2501-P00 - Site Sections G-G Proposed - August 2024
6972-D2700-C-P00 - Block C Elevation 1 Proposed - August 2024
6972-D2701-C-P00 - Block C Elevation 2 Proposed - August 2024
6972-D2702-C-P00 - Block C Elevation 3 & 4 Proposed - August 2024
6972-D2700-D-P00 - Block D Elevation 1 Proposed - August 2024
6972-D2701-D-P00 - Block D Elevation 2 Proposed - August 2024

6972-D2702-D-P00 - Block D Elevation 3 Proposed - August 2024
6972-D2703-D-P00 - Block D Elevation 4 Proposed - August 2024
6972-D2700-E-P00 - Block E Elevation 1 Proposed - August 2024
6972-D2701-E-P00 - Block E Elevation 2 Proposed - August 2024
6972-D2702-E-P00 - Block E Elevations 3 & 4 Proposed - August 2024
6972-D2700-F-P00 - Block F Elevation 1 Proposed - August 2024
6972-D2701-F-P00 - Block F Elevation 2 Proposed - August 2024
6972-D2702-F-P00 - Block F Elevation 3 Proposed - August 2024
6972-D2703-F-P00 - Block F Elevation 4 Proposed - August 2024
6972-D2700-G-P00 - Block G Elevation 1 Proposed - August 2024
6972-D2701-G-P00 - Block G Elevation 2 Proposed - August 2024
6972-D2702-G-P00 - Block G Elevation 3 & 4 Proposed - August 2024
2374-EXA-00-GR-DR-L-00100-P01 - General Arrangement Plan - Phase 1 - August 2024
2374-EXA-00-GR-DR-L-00100A_P01 – In the Round Plan – April 2025
2374-EXA-00-RF-DR-L-00101-P01 - General Arrangement Plan - Roof Terrace -Phase 1 - August 2024

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

- 2.2 **Condition 48 (Obscure Glazing)** is amended for clarity and to remove erroneous text relating to condition 49:

The development hereby permitted shall not be first occupied unless and until an obscure glazing scheme for the secondary windows in Blocks E and G where they directly overlook adjacent living accommodation, has been submitted to and approved in writing. All identified windows within the scheme are to be installed in obscure glass of no less than obscurity level 3 and shall thereafter be permanently retained as such. The development shall be carried out in full accordance with the approved details and prior to the first occupation of the scheme.

Reason: To safeguard the privacy of the occupants of adjoining properties in accordance with Policy DM10 of the Development Management Policies 2015.

UPDATE

3. Applicant Comments

- 3.1 Following the Committee Site Visit that took place on 11 April 2025 and the Briefing Sessions that took place on 17 and 22 of April 2025, the applicants wish to reconfirm their verbal commitment to ensuring that the Car Parking Management Plan would be a live Plan, secured through the s106 Agreement, which would ensure the usage of car parking can appropriately meet specific parking needs at any given time.
- 3.2 In particular, the applicant would ensure that provision for the parking of vehicles for health services and carers in association with residents within the new homes would be prioritised, recognising that there is a growing trend for home care as opposed to institutional care.

- 3.3 This provision would be in addition to blue badge provision and spaces for other delivery services. It is acknowledged that these care needs will vary over time and the Car Parking Management Plan would ensure sufficient flexibility in provision on an annual basis in response to this. This in-built flexibility within the Car Parking Management Plan is derived from the fact that any residents parking is only granted on an annual lease and therefore have the opportunity to either retain the parking space or release it if no longer required, so the balance of parking usage on site can be adapted on an annual basis. This will ensure that the Plan is kept under annual review such that the changing needs of residents can be met and parking is allocated in order of need.