

Epsom & Ewell Borough Council

Draft S106 Heads of Terms

Summary of Planning Application

Site:	Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG
Application for:	Demolition of the existing hospital buildings, accommodation block and associated structures and redevelopment of the site to provide a new care community for older people arranged in two buildings, comprising 302 to 308 care residences, 8 to 12 care apartments and 26 to 30 care suites providing transitional care, together with ancillary communal and support services Use Class C2, 24 key worker units Use Class C3, childrens nursery Use Class D1 as well as associated back of house and service areas, car and cycle parking, altered vehicular and pedestrian access, landscaping, private amenity space and public open space

The planning application at Epsom General Hospital, ref: 19/01722/FUL, is pending consideration. In order to work proactively with the Developer, this document sets out the LPA's draft Heads of Terms for a Section 106 Agreement (S106), in relation to the proposed development.

The Heads are currently not definitive of all the requirements and therefore may be subject to further review.

Heads of Terms

1. Key worker Accommodation

- 24 Units
- Designated of mixed size
- Set to an affordable rent level

2. Affordable housing

To be confirmed

3. C2 Use Restrictions

To ensure the requirements of the application are met.

To include:

- 65 qualifying age
- Definition of qualifying assessment
- Definition of care
- 2.5 hours care minimum per week
- Restriction to occupancy form Owner/Partner

4. Off-site highways works

- Highways contributions/infrastructure

Details awaited

To include:

- All required contributions to Traffic Regulation Order changes, as appropriate

5. Employment skills plan

Climate change agenda

6. Travel Plan and Travel Plan monitoring fee

7. Car club

To include:

- Contribution to Traffic Regulation Order changes, as appropriate

8. Landscape Ecological Management Plan

To protect notable species and habitats on Site and to ensure longevity and successive planting.

To include:

- management arrangements for compliance

9. Pedestrian and cycle routes within Application Site

10. Other contractual matters

- S106 monitoring fee, to monitor and sign off compliance of 106 Obligations