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**Prior Approval under
Town and Country Planning (General Permitted Development) (England)
Order 2015 (as amended) - Schedule 2, Part 11, Class B**

Proposal: Demolition of the existing buildings and structures on site

Location: Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG.

Application Number: 20/01322/DEM

Epsom & Ewell Borough Council as the local planning authority hereby confirm that PRIOR APPROVAL is REQUIRED and APPROVED for the above development subject to the following conditions:

1. The demolition development hereby permitted shall be carried out within a period of 5 years from the date on which this approval was given

Reason: In order to comply with the provisions of paragraph B.2(b)(ix) of Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. The demolition hereby permitted shall be carried out in accordance with:

Site Location Plan & Existing Site Plan - ref. 18120-MPI-XX-XX-DR-A-01_001
Demolition Plan - ref. 18120-MPI-XX-XX-DR-A-10_001
Elevations: Woodcote Lodge and Rowan House: Dwg No. 15683/MC/1A
Elevations: Rowan House and Beacon Ward, Ancillary Building 2, 1 & 1 Adjacent: Dwg No. 15683/MC/2A
Elevations: Ancillary Building 1 Adjacent, Main Boiler House, Ancillary Building 3 & York House: Dwg No. 15683/MC/3A
Elevation Location Plan: Dwg No. 15683/MC/4
Beacon Ward Ground Floor Plan
Beacon Assessment Units Ground Floor Plan
Boiler House Ground Floor Plan
Rowan House Ground Floor Plan

Rowan House First Floor Plan
Rowan House Second Floor Plan
Rowan House Third Floor Plan
York House, Ground and First Floor Plan
Woodcote Lodge: Ground Floor Plan
Woodcote Lodge: First Floor Plan
Woodcote Lodge: Second Floor Plan
Demolition Method Statement by Morgan Sindall
Demolition Traffic Management plan (Rev 06) by Morgan Sindall
Construction Environmental Management Plan by Morgan Sindall (for information)
Ecological Impact Assessment by ARUP
The Ecology Consultancy letter, dated 05.08.2020
Ecology Consultancy response to restriction on Demolition works from November to March
Archaeological Desk Based Assessment by ARUP
Stage 1 Written Scheme of Investigation for an archaeological evaluation by Icen
Projects
Ground Contamination Preliminary Risk Assessment by ARUP
Preliminary Bat Roost Assessment by the Ecology Consultancy

Reason: In order to comply with the provisions of Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. Demolition shall be carried out in strict accordance with the hereby approved Construction Transport Management Plan (Guild Living Epsom Traffic Management Plan Rev 06)

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 policy DM25 of the Development Management Policies Document (2015)

4. Unless otherwise agreed by the Local Planning Authority, the following must be undertaken following demolition and prior to occupation of the new development, in accordance with current best practice guidance:

A site investigation and risk assessment to determine the existence, extent and concentrations of any made ground/fill, ground gas and contaminants (including asbestos and hydrocarbons) with the potential to impact sensitive receptors on and off site. The scope and detail of these are subject to the approval in writing by the local planning authority. The results of the investigation and risk assessment shall be submitted to and approved by the Local Planning Authority. If ground/groundwater contamination, filled ground and/or ground gas is found to present unacceptable risks, a detailed scheme of risk management measures shall be designed and submitted to the Local Planning Authority for approval. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site and verification report shall incorporate the approved additional measures

Reason: To control significant harm from land contamination to human beings, controlled waters, buildings and or/ecosystems as required by Policy DM10 of the Development Management Policies Document (2015)

5. The demolition should occur outside of the bat hibernation season: November to March. If the demolition of the roof and/or cavity walls does occur within the bat hibernation period of November to March, then it should be carried out under the supervision of a suitably qualified ecologist

Reason: To preserve and enhance biodiversity and habitats in accordance with Policy CS3 of the Core Strategy (2007) and Policy DM4 of the Development Management Policies 2015

6. Prior to works on Site, a demolition Tree Protection Plan and Method Statement shall be submitted to and approved in writing by the local planning authority. The method statement shall cover the areas where demolition material are stockpiled, loaded and routes proposed to take demolition material off site. Trees shall be retained and protected, except for those identified for tree work

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

7. Works related to the demolition of the development hereby permitted shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; with no work on Saturdays, Sundays, Bank Holidays or Public Holidays

Reason: In order to safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy DM10 of the Development Management Policies 2015

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. An Application for Demolition Form (Building Act 1984 Section 80) shall be completed and sent to Building Control at contactus@epsom-ewell.gov.uk. The form can be found here: <https://www.epsom-ewell.gov.uk/building-control>

3. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149)

4. Section 59 of the Highways Act permits the Highway Authority to charge developers for damage caused by excessive weight and movements of vehicles to and from a site. The Highway Authority will pass on the cost of any excess repairs compared to normal maintenance costs to the applicant/organisation responsible for the damage

5. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway

6. All bridges, buildings or apparatus (with the exception of projecting signs) which project over or span the highway may be erected only with the formal approval of the Transportation Development Planning Team of Surrey County Council under Section 177 or 178 of the Highways Act 1980

7. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highways Service

Dated: 12 October 2020

Signed:

A handwritten signature in black ink, consisting of a stylized, cursive 'B' followed by a long horizontal line extending to the right.

Head of Planning

Your attention is drawn to the attached notes and any accompanying letter(s).

Notes for the applicant

This prior approval relates only to planning legislation. It is your responsibility to seek authorisation required under other legislation. Please contact Customer Services on 01372 732000 for further advice.

In particular, Building Regulations approval may be required for this work. Applicants are advised to contact the Building Control Service at the Town Hall, Epsom, (telephone 01372 732000) to ascertain whether it is necessary for permission to be given under the building regulations.

Attention is drawn to Section 20 of the Surrey Act 1985 which requires that when a building is erected or extended, proper provision shall be made for the fire brigade to have means of access to the buildings and any neighbouring building.

Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, then you may appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990 within the following timescales:

Prior approval

As this is a decision for prior approval and you would like to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State online at <https://acp.planninginspectorate.gov.uk> or by writing to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (tel: 0303 444 5000).

The Secretary of State can allow a longer period for the giving of a notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Notification of intention to submit an appeal

Under the provisions of Recommendation 3 of the Rosewell Review into inquiry appeals, this notification is to give the Local Planning Authority and Planning Inspectorate not less than 10 working days' notice of an intention to submit a planning appeal where the appellant will request the inquiry procedure.

Complete the following:

<p>The appeal will be against <i>(insert Local Planning Authority name)</i></p> <p>for <i>(insert reason for appeal e.g. refusal, failure to decide or appealing against conditions)</i></p> <p>Appellant(s) name:</p> <p>Site Address:</p> <p>Description of development:</p> <p>Planning application number:</p> <p>Likely submission date of appeal:</p> <p>Proposed duration of inquiry in days:</p>
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Next steps:

1. Complete the above fields
2. Save this document
3. Attach to an email and send to the Local Planning Authority and also the Planning Inspectorate
inquiryappeals@planninginspectorate.gov.uk

4. Submit your appeal via the [Appeals Casework Portal](#) not less than 10 working days after sending this notification.