

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Place Development Service
Epsom & Ewell Council
Town Hall
Epsom

20th July 2020

Dear Sirs,

Ref: Planning Application 20/00885/DEM Proposed Demolition Works at the rear of Epsom General Hospital

The Epsom Civic Society are concerned that the Planning Application for the demolition of the rear buildings at Epsom General Hospital should not be allowed prior to any application being approved for the main construction works.

We note that Guild Living have submitted an application (19/01722/FUL) for a new care home development, which at present is under consideration and the subject of numerous local objections, including ECS concerns. We strongly recommend that the two planning applications should be inextricably linked and form part of the main application. There are many factors of both applications that should be identical including The Environmental Management Plan, Site Access & Logistics, Security, Programme, Neighbour Liaison etc. At present these items of methodology are not similar and precedent could be set at the early enabling stage of the works eg site access. It is extremely rare on other major developments in the south east to have the demolition works separated from the new works.

The documentation submitted within this demolition application makes reference to site clearance and the enabling works. This directly relates to the main construction development for which no planning permission has been granted. It is completely



unrealistic not to combine the two applications. Therefore this demolition application should be withdrawn and all aspects of the site preparation, including the demolition works, should be considered in accordance with the main development scheme.

If the two applications are not linked there is the difficult site situation of having demolished the buildings and having no approved main construction works. The then derelict site is at risk for traveller invasion and security problems, especially as it is immediately adjacent to a major hospital. This situation could place undue pressure on The Planning Department to approve any new scheme.

The ECS are also concerned that the demolition planning application is lacking a R&D Plan for the removal of asbestos. Buildings of this age and construction type will be riddled with asbestos and it's testing and removal is critical to the safety of the surrounding area. We note that the main contractor has subcontracted the demolition works who in turn have subcontracted the asbestos removals. This is a recipe for disaster! The works are immediately adjacent to the hospital and any contamination leakage would be catastrophic. All of us would then be partially responsible for agreeing to the methods of working.

The ECS suggest that should this application not be withdrawn then it is imperative that all site logistics and site enabling works should be submitted as part of the demolition works. This should include :-

- Site hoarding & Vehicle Access/exit
- Tree Protections
- Services Protections
- Hospital protections including sound defences
- Site hutting type and location
- Operative car/van parking
- Security Controls
- Hours of Working
- Environmental Protections and monitoring
- Ground/Building Movement Control monitoring

All of the above are identical for both the demolition and new construction works, and should be considered as a whole, "19/01722/FUL". One of our major concerns as stated in the main development application (19/01722/FUL) is the proposed siting of a 4 storey contractors accommodation set up at the rear of Digidens Rise. This is completely unacceptable as it looks directly into the bedrooms and gardens of these residencies. These site units would be in position for about 2 years and deem worthy of a separate planning application.

It is also noted that operations have already commenced on the site. These activities should be limited to soft strip out and services disconnections. Any further works will clash with any permitted demolition approval.

What we are seeing at present is a poorly managed development. It is not co-ordinated and should be brought under the banner of a single scheme. The Epsom Civic Society strongly suggest that this application is withdrawn and later included within the main development application.

Yours Faithfully
The Epsom Civic Society (Bob Hollis)



