

CD1: Appeal A Documents and Drawings

CD1.1 Appeal A: Submitted Application Plans

CD 1.1.1	18120-MPI-XX-XX-DR-A-01_001 SITE LOCATION PLAN & EXISTING SITE PLAN
CD 1.1.2	18120-MPI-XX-XX-DR-A-01_002 PROPOSED SITE PLAN
CD 1.1.3	18120-MPI-XX-XX-DR-A-10_001 DEMOLITION PLAN
CD 1.1.4	18120-MPI-XX-00-DR-A-20_001 LEVEL 00 FLOOR PLAN
CD 1.1.5	18120-MPI-XX-01-DR-A-20_002 LEVEL 01 FLOOR PLAN
CD 1.1.6	18120-MPI-XX-02-DR-A-20_003 LEVEL 02 FLOOR PLAN
CD 1.1.7	18120-MPI-XX-03-DR-A-20_004 LEVEL 03 FLOOR PLAN
CD 1.1.8	18120-MPI-XX-04-DR-A-20_005 LEVEL 04 FLOOR PLAN
CD 1.1.9	18120-MPI-XX-05-DR-A-20_006 LEVEL 05-08 FLOOR PLAN
CD 1.1.10	18120-MPI-XX-06-DR-A-20_007 LEVEL ROOF PLAN
CD 1.1.11	18120-MPI-ZZ-00-DR-A-20_100 EAST BUILDING - LEVEL 00
CD 1.1.12	18120-MPI-ZZ-01-DR-A-20_101 EAST BUILDING - LEVEL 01
CD 1.1.13	18120-MPI-ZZ-02-DR-A-20_102 EAST BUILDING - LEVEL 02
CD 1.1.14	18120-MPI-ZZ-03-DR-A-20_103 EAST BUILDING - LEVEL 03
CD 1.1.15	18120-MPI-ZZ-04-DR-A-20_104 EAST BUILDING - LEVEL 04
CD 1.1.16	18120-MPI-ZZ-05-DR-A-20_105 EAST BUILDING - LEVEL 05-08
CD 1.1.17	18120-MPI-ZZ-06-DR-A-20_106 EAST BUILDING - LEVEL ROOF
CD 1.1.18	18120-MPI-ZZ-00-DR-A-20_107 WEST BUILDING - LEVEL 00
CD 1.1.19	18120-MPI-ZZ-01-DR-A-20_108 WEST BUILDING - LEVEL 01
CD 1.1.20	18120-MPI-ZZ-02-DR-A-20_109 WEST BUILDING - LEVEL 02
CD 1.1.21	18120-MPI-ZZ-03-DR-A-20_110 WEST BUILDING - LEVEL 03
CD 1.1.21	18120-MPI-ZZ-04-DR-A-20_111 WEST BUILDING - LEVEL 04
CD 1.1.22	18120-MPI-ZZ-05-DR-A-20_112 WEST BUILDING - LEVEL 05-08
CD 1.1.23	18120-MPI-ZZ-06-DR-A-20_113 WEST BUILDING - LEVEL ROOF
CD 1.1.24	18120-MPI-XX-ZZ-DR-A-20_200 SITE SECTIONS
CD 1.1.25	18120-MPI-XX-ZZ-DR-A-20_201 BUILDING SECTION A-A' & B-B'
CD 1.1.26	18120-MPI-XX-ZZ-DR-A-20_202 BUILDING SECTION C-C' & D-D'
CD 1.1.27	18120-MPI-XX-ZZ-DR-A-20_203 BUILDING SECTION E-E'
CD 1.1.28	18120-MPI-XX-ZZ-DR-A-20_300 ELEVATION 1A-1A

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CD 1.1.29	18120-MPI-XX-ZZ-DR-A-20_301 ELEVATION 1B-1B
CD 1.1.30	18120-MPI-XX-ZZ-DR-A-20_302 ELEVATION 2-2
CD 1.1.31	18120-MPI-XX-ZZ-DR-A-20_303 ELEVATION 3-3
CD 1.1.32	18120-MPI-XX-ZZ-DR-A-20_304 ELEVATION 4-4
CD 1.1.33	18120-MPI-XX-ZZ-DR-A-20_305 ELEVATION 5-5
CD 1.1.34	18120-MPI-XX-ZZ-DR-A-20_306 ELEVATION 6-6
CD 1.1.35	18120-MPI-XX-ZZ-DR-A-20_307 ELEVATION 7-7
CD 1.1.36	18120-MPI-XX-ZZ-DR-A-20_308 ELEVATION 8-8
CD 1.1.37	18120-MPI-XX-ZZ-DR-A-20_309 ELEVATION 9-9
CD 1.1.38	18120-MPI-XX-ZZ-DR-A-20_310 ELEVATION 10-10
CD 1.1.39	18120-MPI-XX-ZZ-DR-A-20_311 ELEVATION 11-11
CD 1.1.40	18120-MPI-XX-ZZ-DR-A-20_312 ELEVATION 12-12
CD 1.1.41	18120-MPI-XX-ZZ-DR-A-20_313 ELEVATION 13-13
CD 1.1.42	18120-MPI-XX-ZZ-DR-A-21_300 TYPICAL BAY STUDY - BAY 1 - JULIET BALCONY DETAIL
CD 1.1.43	18120-MPI-XX-ZZ-DR-A-21_301 TYPICAL BAY STUDY - BAY 2 - BOLT ON BALCONY DETAIL
CD 1.1.44	18120-MPI-XX-ZZ-DR-A-21_302 TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL
CD 1.1.45	18120-MPI-XX-XX-DR-A-30_100 TYPICAL UNIT LAYOUTS - 1 BED M4(2) & M4(3)
CD 1.1.46	18120-MPI-XX-XX-DR-A-30_101 TYPICAL UNIT LAYOUTS - 2 BED M4(2) & M4(3)
CD 1.1.47	18120-MPI-XX-XX-DR-A-30_102 TYPICAL UNIT LAYOUTS - 3 BED M4(2) & M4(3)
CD 1.1.48	18120-MPI-XX-XX-DR-A-30_103 TYPICAL UNIT LAYOUTS - AGED CARE SUITES
CD 1.1.49	596_S_00_100_P01 Landscape general Arrangement Sections A-A
CD 1.1.50	596_S_00_100_P01 Landscape General Arrangement Sections BB CC
CD 1.1.51	596-P-00-100 P03 Ground Floor Masterplan
CD 1.1.52	596-P-02-100 P01 Roof Garden Masterplan

CD1.2: Appeal A: Drawings updated as part of the Appeal Process.

CD1.2.1	18120-MPI-XX-XX-DR-A-01_002 PROPOSED SITE PLAN	Rev A	XX.XX.21
CD1.2.2	18120-MPI-XX-00-DR-A-20_001 LEVEL 00 FLOOR PLAN	Rev A	25.05.21
CD1.2.3	18120-MPI-XX-01-DR-A-20_002 LEVEL 01 FLOOR PLAN	Rev A	28.05.21
CD1.2.4	18120-MPI-XX-02-DR-A-20_003 LEVEL 02 FLOOR PLAN	Rev A	28.05.21
CD1.2.5	18120-MPI-XX-03-DR-A-20_004 LEVEL 03 FLOOR PLAN	Rev A	28.05.21

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CD1.2.6	18120-MPI-XX-04-DR-A-20_005 LEVEL 04 FLOOR PLAN	Rev A	28.05.21
CD1.2.7	18120-MPI-XX-05-DR-A-20_006 LEVEL 05-08 FLOOR PLAN	Rev A	28.05.21
CD1.2.8	18120-MPI-XX-06-DR-A-20_007 LEVEL ROOF PLAN	Rev A	28.05.21
CD1.2.9	18120-MPI-ZZ-00-DR-A-20_100 EAST BUILDING - LEVEL 00	Rev A	28.05.21
CD1.2.10	18120-MPI-ZZ-01-DR-A-20_101 EAST BUILDING - LEVEL 01	Rev A	28.05.21
CD1.2.11	18120-MPI-ZZ-02-DR-A-20_102 EAST BUILDING - LEVEL 02	Rev A	28.05.21
CD1.2.12	18120-MPI-ZZ-03-DR-A-20_103 EAST BUILDING - LEVEL 03	Rev A	28.05.21
CD1.2.13	18120-MPI-ZZ-04-DR-A-20_104 EAST BUILDING - LEVEL 04	Rev A	28.05.21
CD1.2.14	18120-MPI-ZZ-05-DR-A-20_105 EAST BUILDING - LEVEL 05-08	Rev A	28.05.21
CD1.2.15	18120-MPI-ZZ-06-DR-A-20_106 EAST BUILDING - LEVEL ROOF	Rev A	28.05.21
CD1.2.16	18120-MPI-ZZ-00-DR-A-20_107 WEST BUILDING - LEVEL 00	Rev A	28.05.21
CD1.2.17	18120-MPI-ZZ-01-DR-A-20_108 WEST BUILDING - LEVEL 01	Rev A	28.05.21
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CD1.2.22	18120-MPI-ZZ-06-DR-A-20_113 WEST BUILDING - LEVEL ROOF	Rev A	28.05.21
CD1.2.23	18120-MPI-XX-ZZ-DR-A-20_200 SITE SECTIONS	Rev A	25.05.21
CD1.2.24	18120-MPI-XX-ZZ-DR-A-20_201 BUILDING SECTION A-A' & B-B'	Rev A	25.05.21
CD1.2.25	18120-MPI-XX-ZZ-DR-A-20_202 BUILDING SECTION C-C' & D-D'	Rev A	25.05.21
CD1.2.26	18120-MPI-XX-ZZ-DR-A-20_300 ELEVATION 1A-1A	Rev A	27.05.21
CD1.2.27	18120-MPI-XX-ZZ-DR-A-20_301 ELEVATION 1B-1B	Rev A	27.05.21
CD1.2.27	18120-MPI-XX-ZZ-DR-A-20_302 ELEVATION 2-2	Rev A	27.05.21
CD1.2.28	18120-MPI-XX-ZZ-DR-A-20_304 ELEVATION 4-4	Rev A	27.05.21
CD1.2.29	18120-MPI-XX-ZZ-DR-A-20_305 ELEVATION 5-5	Rev A	27.05.21
CD1.2.30	18120-MPI-XX-ZZ-DR-A-20_306 ELEVATION 6-6	Rev A	27.05.21
CD1.2.31	18120-MPI-XX-ZZ-DR-A-20_307 ELEVATION 7-7	Rev A	27.05.21
CD1.2.31	18120-MPI-XX-ZZ-DR-A-20_308 ELEVATION 8-8	Rev A	27.05.21
CD1.2.33	18120-MPI-XX-ZZ-DR-A-20_309 ELEVATION 9-9	Rev A	27.05.21
CD1.2.34	18120-MPI-XX-ZZ-DR-A-20_310 ELEVATION 10-10	Rev A	27.05.21

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CD1.2.35 18120-MPI-XX-ZZ-DR-A-21_302 TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL
Rev A 27.05.21

CD1.2.36 656_P_ZZ_103 Roof Garden Masterplan

CD1.2.37 656_P_00_100 Masterplan Ground Floor

CD1.3: Appeal A: Copies of all documents sent to the LPA as part of the application.

CD 1.3.1 Air Quality Assessment Arup

CD 1.3.2 Archaeological Assessment Arup

CD 1.3.3 Biodiversity/Ecological Assessment Arup

CD 1.3.4 BREEAM Pre-Assessment Hoare Lea

CD 1.3.5 Care Needs Assessment Carterwood

CD 1.3.6 Construction Management Plan Morgan Sindall

CD 1.3.7 Construction Traffic Management Plan Morgan Sindall

CD 1.3.8 Contaminated Land Assessment Arup

CD 1.3.9 Daylight/Sunlight Assessment Avison Young

CD 1.3.10 Design and Access Statement Marchese Partners

CD 1.3.11 Energy and Sustainability Statement Hoare Lea

CD 1.3.12 Fire Strategy Hoare Lea

CD 1.3.13 Flood Risk Assessment Arup

CD 1.3.14 Heritage Townscape & Visual Impact Assessment Donald Insall Associates

CD 1.3.15 Design and Access Statement – Landscape and Public Realm Marchese partners

CD 1.3.16 Lighting Strategy GIA Equation

CD 1.3.17 Noise Impact Assessment Hann Tucker Associates

CD 1.3.18 Planning Statement (Superseded) Nexus Planning

CD 1.3.19 Statement of Community Involvement Marchese Partners

CD 1.3.20 Sustainable Drainage Statement Hydrock

CD 1.3.21 Transport Assessment (Superseded) Mayer Brown

CD 1.3.22 Travel Plan Mayer Brown

CD 1.3.23 Outline Servicing and Waste Management Plan Mayer Brown

CD 1.3.24 Tree Protection Plan GP/190110/TPP Bartlett Consultancy

CD 1.3.25 Tree Constraints Plan GD/190110/TCP Rv1 Bartlett Consultancy

CD 1.3.26 Arboricultural Assessment Bartlett Consultancy

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CD 1.3.27	Tree protection and Method Statement	Bartlett Consultancy
CD 1.3.28	Viability Statement	Savills
CD 1.3.29	Residential External Building Fabric Report	Hann Tucker Associates

CD1.4: Appeal A: Drawings Submitted for Information Only

CD 1.4.1	15683/MC/1 (Existing Elevations Buildings 1 &2)
CD 1.4.2	15683/MC/2 (Existing Elevations Building 2 – 5 Adjacent)
CD 1.4.3	15683/MC/3 (Existing Elevations Building 5 Adjacent – 8)
CD 1.4.4	CP12 (Beacon Ward Ground Floor)
CD 1.4.5	Assessment Units Beacon
CD 1.4.6	Boiler House Ground Floor
CD 1.4.7	Rowan House Ground Floor Building Outline
CD 1.4.8	Rowan House First Floor Building Outline
CD 1.4.9	Rowan House Second Floor Building Outline
CD 1.4.10	Rowan House Third Floor Building Outline
CD 1.4.11	York House Ground Floor
CD 1.4.12	York House First Floor

CD1.5 Appeal A: Additional / Amended Application Reports and / or Application plans submitted prior to determination

CD 1.5.1	Preliminary (Bat) Roost Assessment	The Ecology Consultancy
CD 1.5.2	Planning Statement	Nexus Planning
CD 1.5.3	Stage 1 Road Safety Audit	Mayer Brown
CD 1.5.4	Stage 1 Road Safety Audit Response Report	Mayer Brown
CD 1.5.5.	Transport Assessment	Mayer Brown
CD 1.5.6	EPS001-ASD-SZ-00-DR-L-000101 Rev P01 (Masterplan Ground Floor – Detail Zoom In) Andy Sturgeon Design	
CD 1.5.7	EPS001-ASD-SZ-00-DR-L-000100 Rev P10 (Masterplan Ground Floor – hard landscaping) Andy Sturgeon Design	
CD 1.5.8	B/GLEPSOM.1/TK11 RevA (SWEPT PATH ANALYSIS SMALL REFUSE VEHICIALE UTILISING INTERNAL ROUNDABOUT)	Mayer Brown
CD 1.5.9	B/GLEPSOM.1/TK09 RevD (SWEPT PATH ANALYSIS REMOVALS VAN AND 7.5ST BOX VAN ACCESSING SERVICE BAY)	Mayer Brown
CD 1.5.10	B/GLEPSOM.1/TK04 RevD (SWEPT PATH ANALYSIS SURREY FIRE SERVICE VEHICLES ACCESSING COURTYARD)	Mayer Brown

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CD 1.5.10	B/GLEPSOM.1/TK03 RevE (SWEPT PATH ANALYSIS SURREY FIRE SERVICE VEHICLES UTILISING INTERNAL ROUNDABOUT)	Mayer Brown
CD 1.5.11	B/GLEPSOM.1/TK02 RevE (SWEPT PATH ANALYSIS LARGE CAR ACCESSING NURSERY AND ADJACENT PARKING)	Mayer Brown
CD 1.5.12	B/GLEPSOM.1/TK01 RevE (SWEPT PATH ANALYSIS LARGE CAR ACCESSING PICK UP & DROP OFF AREAS)	Mayer Brown
CD 1.5.13	B/GLEPSOM.1/01 RevA (JUNCTION VISIBILITY SPLAYS WOODCOTE GREEN ROAD EGRESS)	Mayer Brown
CD 1.5.14	S106 Heads of Terms V3 Nexus Planning	
CD 1.5.15	Epsom & Ewell Borough Council Draft S106 Head of Terms	Epsom & Ewell Borough Council

CD1.6: Appeal A: Additional Plans and drawings provided to the LPA for information and illustrative purposes only

CD 1.6.1	18120-MPI-XX-ZZ-DR-A-20_200 REV A (Site Sections)	Marchese Partners
CD 1.6.2	18120-MPI-XX-ZZ-DR-A-20_201 REV A (Building Sections AA' – BB')	Marchese Partners
CD 1.6.3	18120-MPI-XX-ZZ-DR-A-20_300 REV A (Elevation 1A-1A)	Marchese Partners
CD 1.6.4	CGI of the proposed western boundary treatment	Marchese Partners
CD 1.6.5	Photo of existing western boundary treatment	by Marchese Partners

CD1.7: Appeal A: Additional Information submitted in support of the planning application

CD 1.7.1	Epsom Public Comments Response Letter	by Nexus Planning
CD 1.7.2	Response to Members Briefing	by Nexus Planning
CD 1.7.3	Economic Benefits Infographic	by Nexus Planning
CD 1.7.4	Guild Living Covid Response	by Guild Living
CD 1.7.5	Covid-19 Design Response	by Marchese Partners
CD 1.7.6	200424 - Epsom - Planning - Car Park Facade Response	Marchese Partners
CD 1.7.7	Healthier and Happier 2019	by Homes for later Living
CD 1.7.8	Maximising the Longevity Dividend	by International Longevity Centre
CD 1.7.9	Measuring Outcomes for Healthy Aging	by Aston and Lancaster University (2019)
CD 1.7.10	Measuring Outcomes for Healthy Aging	by Aston and Lancaster University (2015)
CD 1.7.11	Summary of Aston University Research	
CD 1.7.12	Healthcare System Benefits of Housing with Care	by Housing LIN & Southampton CC

CD2: Appeal B: Documents and Drawings

CD2.1: Appeal B: Drawings submitted as part of the application

CD2.1.1	EPS001-MPI-XX-ZZ-DR-A-00-001	SITE LOCATION PLAN & EXISTING SITE PLAN
CD2.1.2	EPS001-MPI-ZZ-ZZ-DR-A-00-002	PROPOSED SITE PLAN
CD2.1.3	EPS001-MPI-XX-ZZ-DR-A-00-003	DEMOLITION PLAN
CD2.1.4	EPS001-MPI-ZZ-00-DR-A-01-100	LEVEL 00 FLOOR PLAN
CD2.1.5	EPS001-MPI-ZZ-01-DR-A-01-101	LEVEL 01 FLOOR PLAN
CD2.1.6	EPS001-MPI-ZZ-02-DR-A-01-102	LEVEL 02 FLOOR PLAN
CD2.1.7	EPS001-MPI-ZZ-03-DR-A-01-103	LEVEL 03 FLOOR PLAN
CD2.1.8	EPS001-MPI-ZZ-04-DR-A-01-104	LEVEL 04 FLOOR PLAN
CD2.1.9	EPS001-MPI-ZZ-ZZ-DR-A-01-105	LEVEL 05 FLOOR PLAN
CD2.1.10	EPS001-MPI-ZZ-RF-DR-A-01-106	LEVEL ROOF PLAN
CD2.1.11	EPS001-MPI-XX-SX-DR-A-20-200	SITE SECTIONS
CD2.1.12	EPS001-MPI-XX-SX-DR-A-20-201	BUILDING SECTION A-A' & B-B'
CD2.1.13	EPS001-MPI-XX-SX-DR-A-20-202	BUILDING SECTION C-C' & D-D'
CD2.1.14	EPS001-MPI-XX-SX-DR-A-20-203	BUILDING SECTION EE
CD2.1.15	EPS001-MPI-XX-SX-DR-A-20-205	SITE SECTIONS - STREET CONTEXT
CD2.1.16	EPS001-MPI-XX-EL-DR-A-20-300	ELEVATION 1A-1A - BUILDING A SOUTH
CD2.1.17	EPS001-MPI-XX-EL-DR-A-20-301	ELEVATION 1B-1B - BLD B COURTYARD SOUTH
CD2.1.18	EPS001-MPI-XX-EL-DR-A-20-302	ELEVATION 2-2 - BUILDING A PODIUM SOUTH
CD2.1.19	EPS001-MPI-XX-EL-DR-A-20-303	ELEVATION 3-3 - BUILDING A NORTH
CD2.1.20	EPS001-MPI-XX-EL-DR-A-20-304	ELEVATION 4-4 - BUILDING A WEST
CD2.1.21	EPS001-MPI-XX-EL-DR-A-20-305	ELEVATION 5-5 - BUILDING A EAST
CD2.1.22	EPS001-MPI-XX-EL-DR-A-20-306	ELEVATION 6-6 - BUILDING A SOUTH
CD2.1.23	EPS001-MPI-XX-EL-DR-A-20-307	ELEVATION 7-7 - BUILDING A DROP-OFF SOUTH
CD2.1.24	EPS001-MPI-XX-EL-DR-A-20-308	ELEVATION 8-8 - BUILDING B EAST
CD2.1.25	EPS001-MPI-XX-EL-DR-A-20-309	ELEVATION 9-9 - BUILDING B WEST
CD2.1.26	EPS001-MPI-XX-EL-DR-A-20-310	ELEVATION 10-10 - BUILDING A NORTH
CD2.1.27	EPS001-MPI-XX-EL-DR-A-20-311	ELEVATION 11-11 - BUILDING B NORTH
CD2.1.28	EPS001-MPI-XX-EL-DR-A-20-312	ELEVATION 12-12 - BUILDING A WEST

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CD2.1.29	EPS001-MPI-XX-EL-DR-A-20-313	ELEVATION 13-13 - BUILDING A PODIUM EAST
CD2.1.30	EPS001-MPI-AZ-00-DR-A-20-500	BUILDING A - L00
CD2.1.31	EPS001-MPI-AZ-01-DR-A-20-501	BUILDING A - L01
CD2.1.32	EPS001-MPI-AZ-02-DR-A-20-502	BUILDING A - L02
CD2.1.33	EPS001-MPI-AZ-03-DR-A-20-503	BUILDING A - L03
CD2.1.34	EPS001-MPI-AZ-04-DR-A-20-504	BUILDING A - L04
CD2.1.35	EPS001-MPI-AZ-ZZ-DR-A-20-505	BUILDING A - L05-07
CD2.1.36	EPS001-MPI-AZ-RF-DR-A-20-506	BUILDING A - ROOF LEVEL
CD2.1.37	EPS001-MPI-BZ-00-DR-A-20-510	BUILDING B - L00
CD2.1.38	EPS001-MPI-BZ-01-DR-A-20-511	BUILDING B - L01
CD2.1.39	EPS001-MPI-BZ-02-DR-A-20-512	BUILDING B - L02
CD2.1.40	EPS001-MPI-BZ-03-DR-A-20-513	BUILDING B - L03
CD2.1.41	EPS001-MPI-BZ-04-DR-A-20-514	BUILDING B - L04
CD2.1.42	EPS001-MPI-BZ-ZZ-DR-A-20-515	BUILDING B - L05-07
CD2.1.43	EPS001-MPI-BZ-RF-DR-A-20-516	BUILDING B - ROOF LEVEL
CD2.1.44	EPS001-MPI-XX-XX-DR-A-21-300	TYPICAL BAY STUDY - BAY 1 -JULIET BALC DETAIL
CD2.1.45	EPS001-MPI-XX-XX-DR-A-21-301	TYPICAL BAY STUDY - BAY 2 - BOLT ON BALC DETAIL
CD2.1.46	EPS001-MPI-XX-XX-DR-A-21-302	TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL
CD2.1.47	EPS001-MPI-XX-XX-DR-A-30-100	TYPICAL UNIT LAYOUTS - 1 BED
CD2.1.48	EPS001-MPI-XX-XX-DR-A-30-101	TYPICAL UNIT LAYOUTS - 2 BED
CD2.1.49	EPS001-MPI-XX-XX-DR-A-30-102	TYPICAL UNIT LAYOUTS - 3 BED
CD2.1.50	EPS001-MPI-XX-XX-DR-A-30-103	TYPICAL UNIT LAYOUTS - GCS & GCR
CD2.1.51	656_P_00_100	P06 Ground Floor Masterplan
CD2.1.52	656_P_02_105	P02 Roof Masterplan
CD2.1.53	656_S_00_100	P01 landscape General Arrangement Section A-A
CD2.1.54	656_S_00_100	P01 landscape General Arrangement Section B-B
CD2.1.55	EPS001-MPI-XX-XX-VS-A-00-101	CGI VIEW 01
CD2.1.56	EPS001-MPI-XX-XX-VS-A-00-102	CGI VIEW 02
CD2.1.57	EPS001-MPI-XX-XX-VS-A-00-103	CGI VIEW 03
CD2.1.58	EPS001-MPI-XX-XX-VS-A-00-104	CGI VIEW 04
CD2.1.59	EPS001-MPI-XX-XX-VS-A-00-105	CGI VIEW 05

CD2.2: Appeal B: Application Documents submitted as part of the application

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CD2.2.1	Air Quality Assessment
CD2.2.2	Application Form
CD2.2.3	Arboricultural Report for Proposed Development
CD2.2.4	Archaeological Desk Based Assessment
CD2.2.5	CIL Form
CD2.2.6	Construction Environmental Management Plan
CD2.2.7	Cover Letter
CD2.2.8	Daylight Sunlight Compliance Letter
CD2.2.9	Daylight, Sunlight and Overshadowing Report
CD2.2.10	Design and Access Statement
CD2.2.11	Design and Access Statement - Landscaping and Public Realm Scheme
CD2.2.12	Ecological Impact Assessment
CD2.2.13	Energy and Sustainability Statement (including BREEAM Pre-Assessment)
CD2.2.14	Environmental Noise Survey and Plant Noise Assessment Report
CD2.2.15	Exterior Lighting Report
CD2.2.16	Financial Viability Assessment
CD2.2.17	Fire Strategy
CD2.2.18	Flood Risk Assessment
CD2.2.19	Foul and Surface Water Drainage Strategy
CD2.2.20	Ground Investigation Report
CD2.2.21	Heritage Townscape & Visual Impact Assessment
CD2.2.22	Planning need assessment
CD2.2.23	Planning Statement
CD2.2.24	Schedule of Accommodation
CD2.2.25	Servicing and Waste Management Plan
CD2.2.26	Statement of Community Involvement
CD2.2.27	Transport Assessment
CD2.2.28	Travel Plan
CD2.2.29	Use Class and Operator Statement
CD2.3:	Appeal B: Additional Supporting information provided to the LPA

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- CD2.3.1 Briefing on Design Changes by Marchese Partners Architects
- CD2.3.2 Comments by Define on EEBC's Design Officer Comments
- CD2.3.3 Parking Management Note by Mayer Brown
- CD2.3.4 Response to Public Comments by Nexus Planning
- CD2.3.5 Urban Design Audit of by Define

CD3: Committee Reports, Decision Notices and related LPA documents (Appeal A & B)

- CD3.1 Appeal A: Decision Notice
- CD3.2 Appeal B: Decision Notice
- CD3.3 Appeal A: Committee report
- CD3.4 Appeal A: Update to Committee report
- CD3.5 Appeal B: Committee report
- CD3.6 Appeal B: Update (Committee) report
- CD3.7 Appeal B: Update (Committee) Report - Addendum
- CD3.8 Appeal B: Update (Committee) Report – Second Addendum
- CD3.9 Prior Approval for Demolition
- CD3.10 Planning Committee Minutes Appeal A
- CD3.11 Planning Committee Minutes Appeal B

CD4: LPA's Planning Policies, Guidance and documents

- CD 4.1 The Epsom and Ewell Core Strategy (2007)
- CD 4.2 The Epsom and Ewell Development Management Policies (2016)
- CD 4.3 Making Efficient Use of Land - Optimising Housing Delivery –2018
- CD 4.4 Developer Contributions SPD (2014)
- CD 4.5 Strategic Housing Market Assessment Update (SHMA) (2019)
- CD 4.6 SCC AwCS Commissioning Statement
- CD 4.7 Annual Monitoring Report 2017-2018
- CD 4.8 Annual Monitoring Report 2018-2019
- CD 4.9 Annual Monitoring Report 2019-2020
- CD 4.10 Borough Profile 2018 – 2019
- CD 4.11 ONS Population Projections for Epsom & Ewell Borough

- CD 4.12 Housing Delivery Action Plan 2019
- CD 4.13 Environmental Character Study
- CD 4.14 Sustainable Design SPD (2016)
- CD 4.15 Epsom & Ewell Borough Council, Woodcote Conservation Area Appraisal (2010)
- CD 4.16 Epsom & Ewell Borough Council, Chalk Lane Conservation Area Appraisal (2010)

CD5 Relevant appeal decisions [subject to further review]

- CD 5.1 Hazeldens Nursery, Albourne, West Sussex – 3241644
- CD5.2 Reading Road, Lower Shiplake - 3220425
- CD5.3 New Zealand Avenue, Walton-on-Thames Surrey - 3263347
- CD5.4 Sonning Common, Oxfordshire – 3265861

CD6 Relevant judgements [subject to further review]

- CD 6.1 Monkhill v Secretary of State for Housing, Communities and Local Government [2019] EWHC 1993 (Admin)
- CD 6.2 Gladman Developments Ltd v Secretary of State for Housing, Communities and Local Government [2020] EWHC 518 (Admin)
- CD 6.3 Peel Investments (North) Ltd v Secretary of State for Housing, Communities and Local Government [2019] EWHC 2143 (Admin)
- CD 6.4 Wavendon Properties Limited v Secretary of State of Housing Communities and Local Government, Milton Keynes Council [2019] EWHC 1524 (Admin)
- CD 6.5 Paul Newman New Homes Ltd v Secretary of State for Housing Communities and Local Government [2019] EWHC 2367 (Admin) CD 5.6 Corbett, R (On the Application Of) v [2020] EWCA Civ 508
- CD 6.7 Bloor Homes East Midlands Ltd v Secretary of State for Communities and Local Government [2014] EWHC 754 (Admin)

CD7 Relevant Planning Application Decisions [subject to further review]

- CD 7.1 Lower Mill Kingston Road Ewell Surrey KT17 2AH (Application Ref: 18/00743/FUL)
- CD 7.2 Hudson House (Application Ref: 04/01057/FUL)
- CD 7.3 Woodcote Grove Ashley Road Epsom Surrey KT18 5BW (Application Ref: 19/00999/FUL)
- CD 7.3.1 Part 1 Design and Access Statement 19/00999/FUL

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- CD 7.3.2 Part 2 Design and Access Statement 19/00999/FUL
- CD 7.4 Salesian College Sports Ground Old Schools Lane Ewell KT17 1TJ, (Application Ref: 15/00845/FUL)

CD8: Pre-Inquiry Documents

- CD 8.1 Appeal A Appellant Statement of Case
- CD 8.1.1 Appendix AA:
- CD 8.2 Appeal B Appellant Statement of Case
- CD 8.2.1 Appendix AA:
- CD 8.3 LPA Statement of Case
- CD 8.3.1 Appendix AA:
- CD 8.4 Appellant Proofs of Evidence
- CD 8.4.1 Andrew Earwicker (Design) Proof of Evidence (and Appendices)
- CD 8.4.2 Andrew Earwicker (Design) Summary Proof of Evidence
- CD 8.4.3 Andrew Williams (Townscape) Proof of Evidence and Appendices A – B
- CD 8.4.4 Andrew Williams (Townscape) PoE Appendices C – F
- CD 8.4.5 Andrew Williams (Townscape) Summary Proof of Evidence
- CD 8.4.6 Matthew Serginson (Appellant) Proof of Evidence
- CD 8.4.7 Matthew Serginson (Appellant) Summary Proof of Evidence
- CD 8.4.8 MS1 - Glossary of Terms
- CD 8.4.9 MS2 - Health Building Note - Extract
- CD 8.4.10 MS3 - Letter from NHS Trust dated 19 07 21
- CD 8.4.11 MS4 - Chain Reaction Report
- CD 8.4.12 MS5 - Valuing Retirement Housing
- CD 8.4.13 Tim Spencer (Planning) Proof of Evidence
- CD 8.4.14 Tim Spencer (Planning) Summary Proof of Evidence
- CD 8.4.15 TS01 Appeal A Decision Notice
- CD 8.4.16 TS02 Appeal B Decision Notice
- CD 8.4.17 TS03 Appeal A Planning Committee report
- CD 8.4.18 TS04 Appeal B committee report Epsom General Hospital Dorking Road Epsom Surrey KT18 7EG
- CD 8.4.19 TS05 Appeal A Minutes of Planning Committee Meeting

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CD 8.4.20	TS06 Appeal B Minutes of Planning Committee Meeting
CD 8.4.21	TS07 Pre-app response 1
CD 8.4.22	TS08 Pre-app response 2
CD 8.4.23	TS09 Epsom Donald Insall Associates - Heritage 20 July 2021
CD 8.4.24	TS10 Residential amenity illustrations
CD 8.4.25	TS11 Epsom - Carterwood Need Update - July 2021
CD 8.4.26	TS12 Housing Delivery Test (2020)
CD 8.4.27	TS13 Printed minutes Licensing and Planning Policy Committee
CD 8.4.28	TS14 Issues and Options Final 15 Sept 2017
CD 8.4.29	TS15 Local Plan Issues Options Consultation - Outcomes (25 Jan 2018)
CD 8.4.30	TS16 Planning for Retirement Report by ARCO (2020)
CD 8.4.31	TS17 Jones Laing Lasalle Retirement living Report
CD 8.4.32	TS18 Future-of-an-ageing-population
CD 8.4.33	TS19 Original Scheme Economic Infographic
CD 8.4.34	TS20 Epsom General Hospital _ Economic Assessment Methodology, (July 2021)
CD 8.4.35	Amended Andrew Earwicker Proof of Evidence - p.53 corrected
CD 8.5	LPA Proofs of Evidence
CD 8.6	Statement of Common Ground
CD 8.7	Appeal A: Drawings Pack
CD 8.8	Appeal B: Drawings Pack
CD 8.9	Key Images Bundle (broken into 14 sections of 5 pages each)
CD 8.9.1	Key Images Bundle Contents Page and Index
CD 8.9.2	Key Images Bundle: Images 1-5
CD 8.9.3	Key Images Bundle: Images 5-10
CD 8.9.4	Key Images Bundle: Images 10-15
CD 8.9.5	Key Images Bundle: Images 16-20
CD 8.9.6	Key Images Bundle: Images 21-25
CD 8.9.7	Key Images Bundle: Images 26-30
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CD 8.9.11	Key Images Bundle: Images 46-50
CD 8.9.12	Key Images Bundle: Images 51-55
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CD 8.9.14	Key Images Bundle: Images 61-64
CD 8.10	Affordable Housing Offers
CD 8.11	Appellant's Rebuttal
CD 8.11.1	Biodiversity Net Gain Calculations
CD 8.11.2	Drawing with Separation Distances
CD 8.11.3	Landscaping / Amenity & Access Area Calculations
CD 8.11.4	Roof Level Amenity and Landscape
CD 8.11.5	Heritage Rebuttal
CD 8.11.6	Existing Access and Parking Area Calculations
CD 8.12	Updated Financial Viability Assessment
CD 8.13	CIL Regulation 122 Compliance Statement
CD 8.14	Site Visit Route

CD9: Documents Submitted During Inquiry