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29 March 2021

**Planning application reference: 21/00252/FUL**

**Address: Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG**

Dear Sir / Madam,

We write on behalf of our client, Senior Living Urban (Epsom) Limited ("the Applicant"), with respect to application reference 21/00252/FUL and the public comments received during the consultation period in relation to the development proposal at the above site.

This letter intends to respond to the public consultation comments, which are addressed in response to the key themes identified in turn below. To supplement this response, please also see the Scheme Audit by Define which provides further commentary on the application.

#### Public Consultation Responses

During the public consultation period the application received a total of 465 comments, with the majority of comments objecting to the application (two supporting comments were recorded). The comments repeated several key themes, which are addressed in turn below.

#### Height, massing and scale

The height of the proposal has been informed by the pre-application process with the Local Planning Authority (LPA), public consultations that were undertaken prior to submission, and the LPA's Issues and Options Consultation.

The taller building heights are located to the rear (north) of the site, to respond to the existing taller hospital buildings. The taller elements of the scheme are concentrated to the north, with heights reducing to the south and west, to provide an appropriate interface with the adjacent residential environment.

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As detailed within the Scheme Audit, the revised application has reduced the proposed height of the buildings across the site, in response to the comments raised and one of the reasons for refusal of the preceding application (Ref 19/01722/FUL).

The principle change is the reduction of the height of the two taller elements of the east and west blocks by some 6 metres, equivalent to a two storey reduction.

In addition to the reduction in the height of the two tallest elements of the scheme, the height of the frontage building on the western side of the site has been reduced by around 5 metres through the removal of the upper storey fronting Woodcote Green Road. Overall, the height of the proposal has been decreased by between 1.7 and 6 metres.

The overall massing and scale of the proposed buildings has also been reduced substantially by reducing the number of units by 39. This has been achieved through reducing the height of all the buildings, and increasing the setbacks from Woodcote Green Road from 2.2 and 5.5 metres to between 5 metres and 10 metres.

## Environmental Impact

Environmental benefits have been incorporated into the proposal. Along Woodcote Green Road, the increased setbacks have allowed for additional tree and vegetation planting which has significantly increased the planting density and the size of trees along the street edge. This area is further enhanced by a boulevard of trees and seating areas to enliven the streetscape and create an additional area of public realm.

The impact of construction works would be secured and controlled through a Construction Management Plan.

## Parking and Highways Implications

The proposal would provide 156 car parking spaces and 50 cycle spaces. Two car club vehicle would also be available to staff and residents. This has been assessed by a parking assessment and found to be sufficient for the proposal.

Travel to the site would be managed through a Travel Plan, and a Parking Management Plan will be secured as a planning condition and would ensure that there is not a negative impact on the surrounding residents.

## Neighbouring Amenity

The revised application has changed the orientation and placement of the west facing windows of the proposed apartments adjacent to numbers 40 and 46 Woodcote Green Road. The windows to these units are either oriented towards the north and south or are high level windows to avoid direct overlooking to the west. Further details are provided within the submitted Scheme Audit.

An enhanced new landscape buffer is being provided along the western boundary of the site, adjacent to the neighbouring residential properties. The landscape buffer provides significant additional planting to that which exists on the site, and forms a new continuous landscaped edge including soft planting, and 9 additional trees.

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Additionally, the car parking spaces along the western boundary have been relocated to Woodcote Green Road, both reducing the potential effects of car movements along this boundary, and making space for the landscape buffer zone.

The sensory garden at the podium level of the western building has been amended to reduce potential for overlooking, a balustrade with hedging has been set back 1.5m from the edge of the building and planting borders are incorporated onto the area.

## Impact on the Surrounding Area

As detailed within the Scheme Audit, the proposal would have a limited impact upon the surrounding character areas. Further, due to the limited inter-visibility the site makes no contribution to the significance of the Woodcote Green Conservation Area. Overall, the scheme is considered to provide a positive change to the Woodcote Green street frontage.

## Amenities and Infrastructure

The proposal would deliver improvements to the infrastructure available to the local community. This includes a children's day nursery and Guild wellness club, both of which would be access to all prospective residents as well as the wider Epsom community.

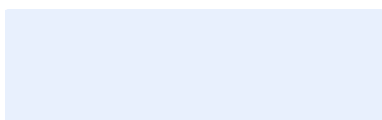
Further, the proposal includes the provision of a minibus for organised shopping trips and days out for residents.

## Affordable Housing

The proposals seek to provide aspirational independent living units at varying levels of affordability. Due to a significant proportion of the floor-space proposed for communal spaces, and offering high levels of care and support, it cannot viably contribute to affordable housing and other obligations in the same way residential scheme with less non- sales floor-space and offering more limited care could.

However, the scheme would provide 24 residential units on a rental basis for key-workers employed on the wider hospital site. This provision includes the replacement of the existing accommodation in Woodcote Lodge with modern, purpose-built housing. This would provide a low-cost housing solution for essential care and associated staff. Rents will be at no more than 80% of open market rents.

Yours faithfully



**Insert Your Name**

Insert Your Title

Insert your direct contact details

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cc: Insert your cc list

enc: Insert your enc list