

Virginia Johnson
Epsom and Ewell Borough Council
Planning Department
Town Hall
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Epsom
Surrey
KT18 5BY

London
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08 February 2021

Dear Virginia Johnson,

Epsom General Hospital, Dorking Road, Epsom, Surrey, KT18 7EG

On behalf of our client, Senior Living Urban (Epsom) Limited ("the Applicant"), please find enclosed a full planning application for the amended development proposals at land at Epsom Hospital Site, Dorking Road, Epsom KT18 7EG:

"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 267 care residences, 10 care apartments and 28 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 E, 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 Proposed Development").

This planning application is a resubmission which amends the previous application for full planning permission which was submitted to Epsom and Ewell Borough Council ("the Council") on 27th January 2020 (application reference is 19/01722/FUL) and was determined on 18th November 2020.

Contents of the Application

The plans and reports which are submitted in support of this application are as follows:

- SITE PLANS
 - EPS001-MPI-XX-ZZ-DR-A-00-001 SITE LOCATION PLAN & EXISTING SITE PLAN

London

Birmingham

Manchester

Reading

- EPS001-MPI-ZZ-ZZ-DR-A-00-002 PROPOSED SITE PLAN
- DEMOLITION WORKS
 - EPS001-MPI-XX-ZZ-DR-A-00-003 DEMOLITION PLAN
- GENERAL ARRANGEMENT PLANS
 - EPS001-MPI-ZZ-00-DR-A-01-100 LEVEL 00 FLOOR PLAN
 - EPS001-MPI-ZZ-01-DR-A-01-101 LEVEL 01 FLOOR PLAN
 - EPS001-MPI-ZZ-02-DR-A-01-102 LEVEL 02 FLOOR PLAN
 - EPS001-MPI-ZZ-03-DR-A-01-103 LEVEL 03 FLOOR PLAN
 - EPS001-MPI-ZZ-04-DR-A-01-104 LEVEL 04 FLOOR PLAN
 - EPS001-MPI-ZZ-ZZ-DR-A-01-105 LEVEL 05 FLOOR PLAN
 - EPS001-MPI-ZZ-RF-DR-A-01-106 LEVEL ROOF PLAN
 - EPS001-MPI-XX-SX-DR-A-20-200 SITE SECTIONS
 - EPS001-MPI-XX-SX-DR-A-20-201 BUILDING SECTION A-A' & B-B'
 - EPS001-MPI-XX-SX-DR-A-20-202 BUILDING SECTION C-C' & D-D'
 - EPS001-MPI-XX-SX-DR-A-20-203 BUILDING SECTION EE
 - EPS001-MPI-XX-SX-DR-A-20-205 SITE SECTIONS - STREET CONTEXT
 - EPS001-MPI-XX-EL-DR-A-20-300 ELEVATION 1A-1A - BUILDING A SOUTH
 - EPS001-MPI-XX-EL-DR-A-20-301 ELEVATION 1B-1B - BLD B COURTYARD SOUTH
 - EPS001-MPI-XX-EL-DR-A-20-302 ELEVATION 2-2 - BUILDING A PODIUM SOUTH
 - EPS001-MPI-XX-EL-DR-A-20-303 ELEVATION 3-3 - BUILDING A NORTH
 - EPS001-MPI-XX-EL-DR-A-20-304 ELEVATION 4-4 - BUILDING A WEST
 - EPS001-MPI-XX-EL-DR-A-20-305 ELEVATION 5-5 - BUILDING A EAST
 - EPS001-MPI-XX-EL-DR-A-20-306 ELEVATION 6-6 - BUILDING A SOUTH
 - EPS001-MPI-XX-EL-DR-A-20-307 ELEVATION 7-7 - BUILDING A DROP-OFF SOUTH
 - EPS001-MPI-XX-EL-DR-A-20-308 ELEVATION 8-8 - BUILDING B EAST
 - EPS001-MPI-XX-EL-DR-A-20-309 ELEVATION 9-9 - BUILDING B WEST
 - EPS001-MPI-XX-EL-DR-A-20-310 ELEVATION 10-10 - BUILDING A NORTH
 - EPS001-MPI-XX-EL-DR-A-20-311 ELEVATION 11-11 - BUILDING B NORTH
 - EPS001-MPI-XX-EL-DR-A-20-312 ELEVATION 12-12 - BUILDING A WEST
 - EPS001-MPI-XX-EL-DR-A-20-313 ELEVATION 13-13 - BUILDING A PODIUM EAST
 - EPS001-MPI-AZ-00-DR-A-20-500 BUILDING A - L00

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- EPS001-MPI-AZ-01-DR-A-20-501 BUILDING A - L01
- EPS001-MPI-AZ-02-DR-A-20-502 BUILDING A - L02
- EPS001-MPI-AZ-03-DR-A-20-503 BUILDING A - L03
- EPS001-MPI-AZ-04-DR-A-20-504 BUILDING A - L04
- EPS001-MPI-AZ-ZZ-DR-A-20-505 BUILDING A - L05-07
- EPS001-MPI-AZ-RF-DR-A-20-506 BUILDING A - ROOF LEVEL
- EPS001-MPI-BZ-00-DR-A-20-510 BUILDING B - L00
- EPS001-MPI-BZ-01-DR-A-20-511 BUILDING B - L01
- EPS001-MPI-BZ-02-DR-A-20-512 BUILDING B - L02
- EPS001-MPI-BZ-03-DR-A-20-513 BUILDING B - L03
- EPS001-MPI-BZ-04-DR-A-20-514 BUILDING B - L04
- EPS001-MPI-BZ-ZZ-DR-A-20-515 BUILDING B - L05-07
- EPS001-MPI-BZ-RF-DR-A-20-516 BUILDING B - ROOF LEVEL
- EXTERNAL WALLS
 - EPS001-MPI-XX-XX-DR-A-21-300 TYPICAL BAY STUDY - BAY 1 -JULIET BALC DETAIL
 - EPS001-MPI-XX-XX-DR-A-21-301 TYPICAL BAY STUDY - BAY 2 - BOLT ON BALC DETAIL
 - EPS001-MPI-XX-XX-DR-A-21-302 TYPICAL BAY STUDY - BAY 3 - DROP OFF DETAIL
- TYPICAL UNIT LAYOUTS
 - EPS001-MPI-XX-XX-DR-A-30-100 TYPICAL UNIT LAYOUTS - 1 BED
 - EPS001-MPI-XX-XX-DR-A-30-101 TYPICAL UNIT LAYOUTS - 2 BED
 - EPS001-MPI-XX-XX-DR-A-30-102 TYPICAL UNIT LAYOUTS - 3 BED
 - EPS001-MPI-XX-XX-DR-A-30-103 TYPICAL UNIT LAYOUTS - GCS & GCR
- LANDSCAPING DRAWINGS
 - 656_P_00_100 P06 Ground Floor Masterplan
 - 656_P_02_105 P02 Roof Masterplan
 - 656_S_00_100 P01 landscape General Arrangement Section A-A
 - 656_S_00_100 P01 landscape General Arrangement Section B-B
- CGI VIEWS
 - EPS001-MPI-XX-XX-VS-A-00-101 CGI VIEW 01
 - EPS001-MPI-XX-XX-VS-A-00-102 CGI VIEW 02

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- EPS001-MPI-XX-XX-VS-A-00-103 CGI VIEW 03
- EPS001-MPI-XX-XX-VS-A-00-104 CGI VIEW 04
- EPS001-MPI-XX-XX-VS-A-00-105 CGI VIEW 05

- Air Quality Assessment
- Archaeological Assessment
- Biodiversity/Ecological Assessment
- Care Needs Assessment
- Construction Management Plan
- Construction Traffic Management Plan
- Contaminated Land Assessment
- Daylight/Sunlight Assessment (and summary compliance letter)
- Design and Access Statement
- Energy and Sustainability Statement (including BREEAM Pre-Assessment)
- Fire Strategy
- Flood Risk Assessment
- Heritage Townscape & Visual Impact Assessment
- Landscaping Scheme
- Lighting Plan
- Noise Impact Assessment
- Statement of Community Involvement
- Sustainable Drainage Statement
- Transport Assessment
- Travel Plan
- Outline Servicing and Waste Management Plan
- Tree Survey/Arboricultural Statement
- Viability Statement
- Operator Statement

As set out in Regulation 9 of the Town and Country Planning (Fees for Applications Deemed Application, Requests and Site Visits) (England) Regulations 2012, this application meets the criteria for a 'free-go' and the Applicant is not required to pay an application fee.

We look forward to receiving confirmation of receipt and trust you have everything you require to validate the application in due course.

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If you have any questions please do not hesitate to contact myself.

Yours sincerely,

Tim Spencer
Associate Director