

HOW
WE RESPONDED.

HOW WE RESPONDED: SUMMARY.

Following the consultation process the Applicant has listened to feedback from residents and has made changes to key areas of concern, including the development's height and design, parking provision and potential traffic issues.

There has been a significant reduction in the scheme's height and the Applicant has made a fundamental review of the design and massing following comments from residents.

In response to concerns over parking and traffic issues, parking numbers on-site have been increased to 150 within the Alternative Parking System (APS) and an additional 20 at surface level (170 in total).

Furthermore, access to, from and within the site has changed and is now provided via separate entrance and exit points on Woodcote Green Road. The entrance is located near the southwestern corner of the site and the exit is located just to the west of the existing hospital access.



BUILDING HEIGHT.

PUBLIC CONSULTATION SCHEME
OCTOBER 2019



--- EXISTING SITE BUILDINGS



SECTION A-A'

Public consultation scheme, October 2019

BUILDING HEIGHT RESPONSE TO CONSULTATION.

LAYOUT PRINCIPLES: North-South section elevation [east block]



SECTION A-A'

New scheme following consultation, December 2019



Following public consultation and feedback from residents, the Applicant has made a significant reduction in height – from 16 to 9 storeys at its height.

BUILDING HEIGHT
RESPONSE TO CONSULTATION.



NEW PROPOSED SCHEME.

Artist's impression – view looking
South from Public Landscape Plaza



NEW PROPOSED SCHEME.

Artist's impression – long views to the Green Belt

TRAFFIC & PARKING.

Parking:

- Parking numbers on-site increased to 150 within the Alternative Parking System (APS) and an additional 20 at surface level (170 in total). From this total, there will be 120 spaces for residents, 20 for visitors and 10 for staff (only 40% of the 306 Guild Living residences will be sold with parking). The 20 surface level spaces will be for additional visitor and staff use.
- Surveys of on-street parking in nearby residential streets were undertaken in accordance with scope produced with Surrey County Council.

Traffic:

- Access to, from and within the site has changed and is now provided via separate entrance and exit points on Woodcote Green Road. The entrance is now located near the southwestern corner of the site and the exit located just to the west of the existing hospital access.
- The separate entrance and exit points create a one-way internal route under Building West where a drop-off area will be provided at the main site entrance to allow residents and visitors to drop off/collect their cars.

General:

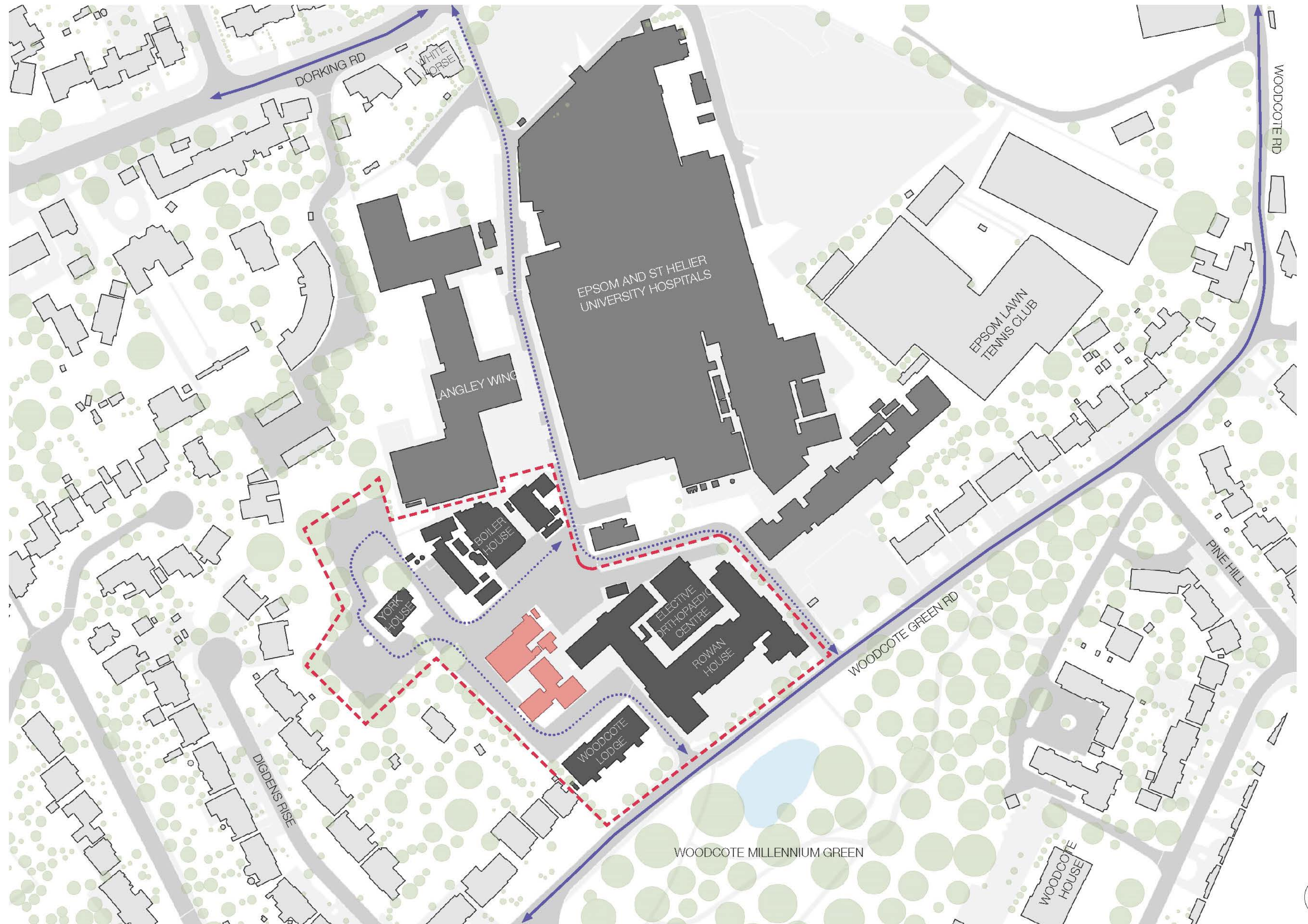
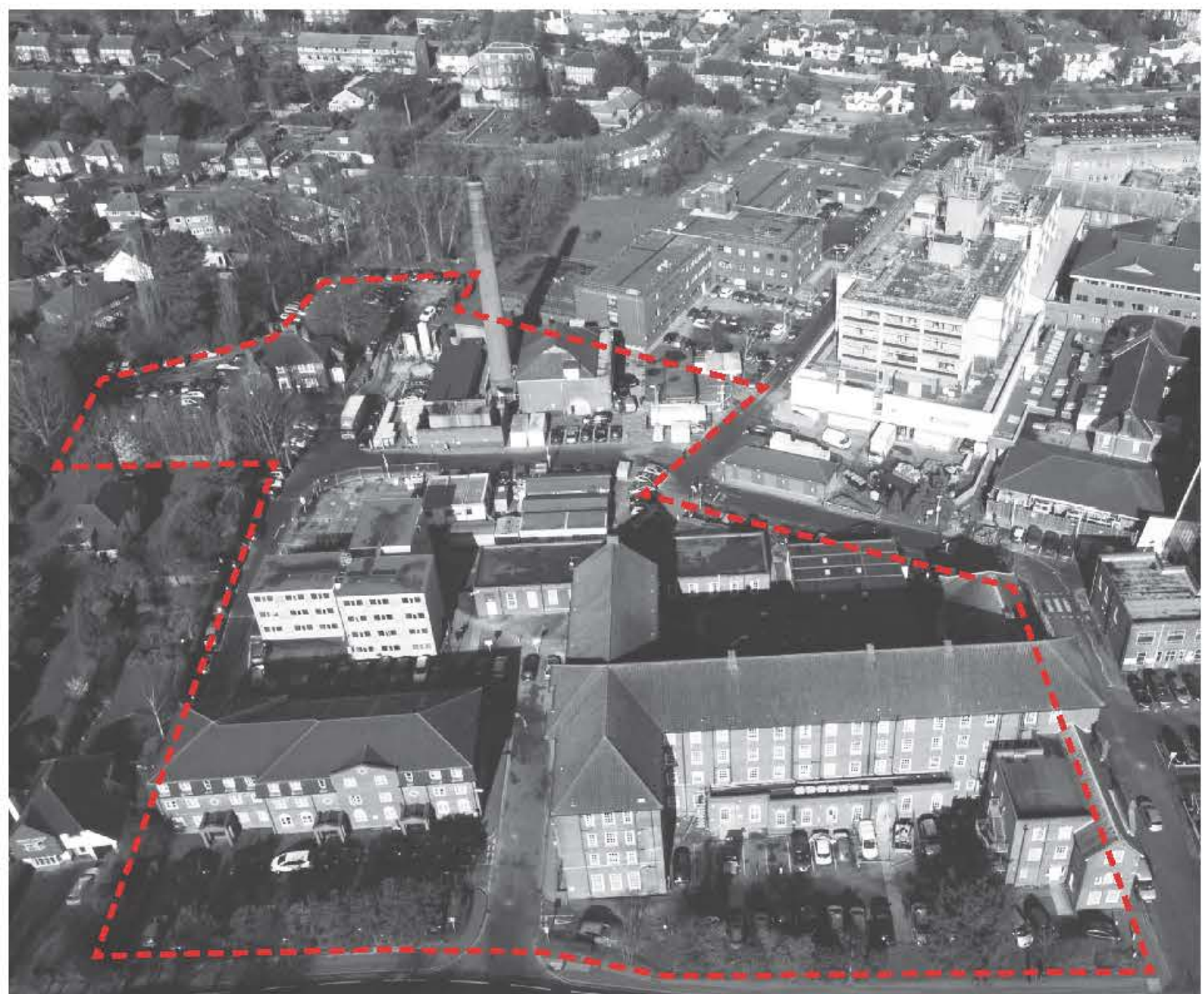
- Transport Assessment and Travel Plan produced to support the Planning Application.

ANNEX I:
EXHIBITION
BOARDS.

EXISTING SITE BACKGROUND

Creating a new community

In March 2018, Epsom and St Helier University Hospitals NHS Trust announced that it would be selling surplus land, no longer required by the Trust, to Legal & General, releasing £15 million in investment in existing hospital facilities. Guild Living, in partnership with Legal & General, are bringing forward plans to deliver an innovative later living community to the site, creating a vibrant new community with high-quality new homes and improved local amenities.



— Boundary line — Main roads — Demolished buildings — Site connections — Epsom Hospital — Existing site buildings — Surrounding buildings

A NEW PUBLIC SPACE

Our proposals include an improved public realm and amenities for workers and visitors, as well as new accommodation for key workers.



COMMUNAL FACILITIES

A broad mix of inter-generation activities are proposed to create the Guild Living Community at Epsom, with a variety of amenity spaces including restaurant, café, small goods retail, childcare, and wellness centre.



OUR VISION

Our proposals have been carefully designed to address intergenerational needs, providing beautiful private living and high-quality facilities.



OUR OFFER

We focus on exceptional standards of quality and lifestyle, combining beautiful architecture and interiors with ground-breaking wellness programmes and activities to enable enriched and active lifestyles.



GROUND FLOOR SITE PLAN

Drop off and arrival experience

Community hub

Main public plaza and landscape areas

Communal facilities interfacing with the wider community

Street activation and small retail amenity

Intergenerational spaces & childcare

Automatic carpark system



ANNEX II: **COMMENTS.**

Height and Design

“Scheme as shown too contemporary design and far too much height. Should be max 7/8 storeys.”

“I am appalled to see the scale and bulk of the proposal incorporating a 16 storey block of some 330 flats. With this number of dwellings and the other facilities including shops etc available to the public it is effectively creating an independent village in an existing residential area. The volume and scale of this development is totally out of character for the location and the current propose building does not reflect, and is not sympathetic to the historic nature and heritage of the surrounding area. I also cannot see how such a development introducing so many elderly people in this location can possible relieve pressure on NHS and Epsom Hospital in particular and that is why I oppose this proposal quite apart from the fact that there is insufficient public transport, highway capacity etc etc to support such ad development”

“Where can I see the full specification of the plans and drawings? All drawings I have seen do not show how tall the towers will be and I have heard a lot of rumours about facilities, etc. So would like some transparency on these items please.”

“I oppose the height of the proposed buildings. They will dwarf the homes of myself and my neighbours and would be out of keeping with the area. Also since the changes to the one way system, traffic is worse than ever from our side of Epsom. The roads here cannot cope with the extra traffic this development would create. We do not need more public services in the area as we have an abundance of gyms and a 2nd cinema is already going ahead in Derby Square, Epsom. Public facilities would create even more traffic. The proposals should not be higher than any existing hospital building and facilities should be purely for the residents.”

“I have been told the development will exceed current build height restrictions and also densely populate the area that already had difficulty parking for hospital and local schools”

“Agree in principal to shared community services, but strongly oppose any high rise development near my property.”

“Although I would like to see the site tidied up and made to look more presentable, I do not support a high rise block (higher than 4 floors). A block too high would overlook our house and ruin the landscape of the area.

“Please could you let me know how tall the proposed residential towers will be. From the renderings I have seen online they look substantially taller than exiting buildings. Many thanks.”

“Plan is totally out of keeping with the areas. 16 storeys is totally unacceptable.”

“I am in agreement with the proposals but not the height. 13 storeys is too high and out of character.”

“The building at 13/14 storeys high is totally out of keeping with this historic area 300 apartments with 300 cars would only lead to more congestion in the local area. We do not need any more pollution so near to a hospital.”

“Love the concept but the design is hideous! Far too modern and far too high.”

“I like the plan of new community space and understand the need for new/more accommodation. But 14/15 storey building in their area and environment is completely out of character and will overlook to an unacceptable level. Local residents not happy with the height. 8 storeys may be better!”

“12-15 storeys will be an eyesore to Epsom - to Surrey. You say you are looking out for the elderly - we are elderly! We want to preserve the countryside, not put profit in your pockets.”

“The 12 storey building is too high and out of character for the surrounding area.”

“Too high.”

“Concerns over height of the large tower block.”

“I think this is totally out of character for this area. Build a retirement campus by all means but not 12 storeys high.”

“I would like to see this area be redeveloped, that's for sure but not 14 storey in a residential area! Same height as current hospital building is a good idea. Swimming pool with gym would definitely be popular with the community. I don't know any elderly person who would like to live in a high rise building.”

“I am categorically opposed to this horrific development. The tower block is utterly out of keeping with the surrounding landscape. It will be a blot on our landscape, and will forever stain the character of the place in which we live. It's plain to see that your word about community ring completely hollow - if you truly cared about "community" then you would appreciate the notion of community as a wider concept, not just the people who will live in your own properties. And thus, if your vision for wanting to help people has been shown to be false - then it's fairly obvious that profit is your only motive. Let's also decry any attempt to use this development as some sort of way to help "lonely old people", either. These are not desperate pensioners, trapped in hovels, enduring terrible loneliness - they are people who will have a million pounds to buy one of your flats. I realise this is all about business, for you, and I also know how you are doing it - by using loopholes created when local planning departments are forced into relaxing height and density regulations, under duress from central government. Make no mistake, what you are doing is very visible - in plain sight, this is vulture development. Local people will be told about what you're doing, and we will fight back.”

"I think that this development is a terrible idea. I think that this land should be used by the NHS for health purposes and should never have been sold. I would like to see it returned to public ownership so that the ongoing health needs of the general public can be met in Epsom and in the greater SW London area. Building large numbers of flats will of course increase the population in the area and increase the demand for hospital services. The hospital is planning to remove all acute services-A&E, Intensive care, Emergency Medicine, Emergency Surgery, Cancer care and Coronary Care - from Epsom hospital or St Helier hospital or most likely BOTH of them in the near future. Any residents will not have the benefit of emergency care nearby. Neither of course would the rest of the community. This is all a very bad idea for the whole community I have answered don't know in the second and third sections because your form demanded an answer. I would like to have said "I don't agree that the development is a good idea" in both cases."

"This is a complete over development in a mainly residential area of normal family homes. The proposal is out of keeping with an area that is in part a conservation area. The maximum height should be a four storey building but ideally 3 storey. If aimed at the older generation, they are not going to want to be in high rise living. After the tragedy of Grenfell tower no one will want to live on the higher floors and evacuation will be difficult in the event of a fire. Tower blocks are out of keeping with modern thinking on the detrimental effect they have on human well-being and concerns over isolation. The lack of parking at the hospital is already a major problem, adding residential houses on that scale shows a complete lack of understanding of the local surrounding area. An alternative solution for the site could be a low rise rehabilitation centre where older patients recovering from hospital care can be transferred to take pressure off hospital beds and nurses back to health before returning home."

"Having attended the public consultation (12th October) I feel that the proposed development is too large in size (i.e. number of units) and scale (i.e. height of buildings). If the proposal was more in keep with the existing building in terms of the height/scale then I would not have such a strong objection."

"I cannot believe that anyone with half a brain would believe that such a tower block is well placed on the back of the hospital site no matter what it is going to be used for. I bought my very expensive house in an area with no tower block type structure around us for exactly that reason. I don't believe that we need shops, cinema, gyms! We have those in abundance in the town centre. We need doctors surgeries, schools and properties in keeping with their surroundings. Why? Show me the reasoning behind this, show me the documentation that outlines the needs for a 16 storey monster on my door step! Utilize some of the empty units around the area before you start building on any space bigger than a postage stamp!"

“The leaflet that was handed out indicated that height was 15 Storey which is not in keeping with its surroundings.”

“A 15 story high tower fills me with dread and would be completely out of keeping with the area. If the development limited the height to just taller than the existing hospital I would be supportive.”

“It is with dismay that I have viewed your proposals for the development on the site at Epsom General Hospital. The suggestion that a 16 storey building in that location is in keeping with the local area is nothing short of ludicrous. The pressure and disruption that this development will apply to the local traffic and other infrastructure will be significant. Increasing the volume of traffic in an area surrounding an Accident and Emergency department (where ambulance transit times are literally the difference between life and death) is a very bad idea indeed. This demonstrates the lack of thought that has been put into this development and the impact this will have not only on the immediate vicinity but much further afield.”

“Having viewed the proposals at the hospital at the weekend, while I have no objections to redevelopment of the site, the provision of a campus with this purpose and/or the ethos behind it - I would support a sympathetic and thoughtful development having regard to the views and needs of local people who will have to live next door to it - the idea that a 16 story block is in anyway sympathetic or appropriate for the local area is a joke. It may be that you are seeking to propose such a ridiculous development as a means to an end when you eventually settle for 8 or 10 floors in a magnanimous gesture to the locals. Whatever, to propose such a development that is so out of keeping with local topography is an insult to the people of Epsom. We have a wonderful library, a cinema (and a second one proposed already), plenty of empty shops on the high street and numerous restaurants. We have a thriving community in this small county town. Plonking a block with a few shops and restaurants at its feet on the edge of town doesn't create a community. The smug comments of your team at the 'consultation' gave the lie to the intent and purpose of the development. 130 units in a 16 story block. This is about maximising return on the site and you can only do that by building up. This is no altruistic endeavour. Oh and apparently 75 year olds don't drive so there won't be an issue with additional cars on an already busy road.”

"I am shocked at this proposal. I am told that there are likely to be 40 key worker flats. Half of those already exist on the site! The tower might suit the Thames skyline in Central London. It is a monstrous proposal for the outskirts of a traditional market town. Many people will be overlooked and their privacy lost. I know it is very easy to adopt a NIMBI approach, but there is far too little provision for parking in the area already. The roads are increasingly congested and the area cannot support a development of this scale. An electric taxi proposal is hardly an answer to increased traffic resulting from these plans. Recent developments in the town have been of poor design and build quality. There is not one thing I have heard today that gives me any confidence in your scheme being of benefit to the local area. It is awful!"

"Development is far too dense"

"Support the need for a later living community, but Epsom is not (quite) an urban area and I do not support the current height proposals as they are not in keeping with the surrounding area."

Affordability

"Will it be very expensive? Are all apartments bought or rented out?"

"How much is affordable living? And have you done an environmental impact assessment - I would hope you ensure high quality building specs I.E. insulation, solar panels, energy efficient systems etc."

"I support the regeneration of the site as a retirement community and the inclusion of facilities for the wider community. However I strongly object to the proposal for a 15 storey site - 3 times higher than the current configuration. This is not in fitting with the current local environment."

"Need houses/flats for first time buyers and hospital staff etc."

“The concept sounds good. The height of the building and no. of storeys seems inappropriate for the surrounding area.”

“Good idea - totally wrong location. Far too high for the area and would devalue properties in the area.”

Traffic and Parking

“Car parking for the hospital is currently causing major traffic jams in the Dorking Road, often causing traffic to come to a complete standstill, obstructing through traffic, local residents and the emergency services. The plan you have told us about to build a tiered parking building which will only provide an additional 50 spaces on the site is wholly inadequate. To remove car parking in this area and to build a 15 storey buildup is contrary to what Epsom needs and wants and should be prevented by the Epsom planning authority.”

“Hospital really needs to address the parking issue as so many parking places will be lost - and not break their promise to provide more parking this time!”

“The proposed development is completely out of place for the area, both from the likely effects on traffic, parking, sheer volume of people in a residential area served by one road, and also from the detrimental effect on the light and aesthetic of the area.”

General

“Very good for the town.”

“Need 3D accurate model on screen. Drawings are not accurate.”

“Wrong place rather than wrong ethic.”

“This is a great scheme which will help to alleviate stress from the NHS. My grandad lived in a traditional carehome and I wished he could have lived here.”

“Could we have a wildflower meadow opposite the pond? Too high for this site - uglification of the local scenery. Insufficient GP services already. Do you really need restaurants and cafes?”

“This development was pitched as a “centre for the frail elderly”. Yet this is a high-end, for-profit residential development. In what way will the “frail elderly” community in Epsom benefit from this development? What facilities will be accessible by the public and how will these be subsidised for those on low incomes? And how will Epsom Hospital benefit from the facilities? Which facilities will hospital staff be able to access? As it stands it looks as though the only people in the local community who are likely to benefit from this development are those who could afford to do so.”

“I would be grateful if you would communicate your plans to residents of surrounding areas. I was not informed and happened to see the display by chance. In my view the development is too high for the surrounding area, and fails to respond to anticipated need for parking within the development.”

“The area does not need more restaurants and cafes there are more than enough in the town centre. Along with cinemas and a library. In addition the plan shows no parking for the residents let alone the communal elements in an already incredibly congested area (I assume you have not tried to drive into Epsom recently). Finally why a 16 storey tower block in a market town with no building higher than 8 storeys? I really don't understand the tower block other than to make more money.”

“It is difficult to give a sensible answer to your questions because there is insufficient information to enable me to do so. It sounds as though you are making a theme park rather than a building that will be mainly for elderly care. Who do you expect to occupy this accommodation? There are hints that the homes will be expensive. Is the development mainly for the well-off so that the developer and the vendor can make as much money as they can from the venture? Or is this a genuine attempt to ease the trials of old age in the community. I would much prefer for the site to be dedicated to health care issues rather than domestic accommodation of any kind. It would be better to use the space for specialised treatment departments and facilities so that people in the catchment don't have the awful journey to St Helier or Sutton (as it is obvious that is where the new hospital will be situated).”

“Wrong location - more suites to West Park”

“An excellent innovative approach to the issue of an ageing demographic who want and expected a more contemporary way of living.”

“Also any chance of your consultations could be held at relevant hours of the day for the majority of this working commuter belt and not mid day or tea time when people aren't home from work yet? Or is that done so you don't have to listen to the majority?”