

Epsom General Hospital, Dorking Road  
Epsom KT18 7EG

Appeals A & B

Proof of Evidence: Footnotes and  
Listed Buildings Supplement

Mike Kiely 12 August 2021

## Site Address

Epsom General Hospital, Dorking Road, Epsom KT18 7EG (the Appeal Site)

## Description of Development

### Appeal A

DESCRIPTION AMENDED AND AGREED TO TAKE ACCOUNT OF THE AMENDED PLANS:

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 301 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, children's 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.

(Proposed Development A)

### Appeal B

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, children's 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.

(Proposed Development B)

### Applicant

Senior Living Urban (Epsom) Limited (the Appellant)

## References

### Appeal A

Epsom & Ewell Borough Council (the Council): 19/01722/FUL

Planning Inspectorate (PINS): APP/P3610/W/21/3272074

### Appeal B

Epsom & Ewell Borough Council (the Council): 21/00252/FUL

Planning Inspectorate (PINS): APP/P3610/W/21/3276483

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# 1 FOOTNOTES

1.1 The Inspector has requested that the footnotes within my proof that contain links to websites where those documents are not already before the Inquiry, that copies of the linked documents be provided.

1.2 I have therefore sorted the footnotes as follows:

- Those with no links to webpages.
- Those with links to webpages, but the material does not have to be provided as evidence as it comprises national planning policy or guidance.
- Those with links to webpages which were only provided for the convenience of the Inspector and are not necessary to be provided as evidence.
- Those with links to webpages, but the material has already been provided to the Inquiry with notes of where they are in the submitted documents.
- Those with links to webpages where copies will be provided.

## No-link footnotes

1.3 The following footnotes contain no links to webpages.

| No | Text of footnote  |
|----|---|
| 1  | Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990   |
| 9  | NPPF 2021 paragraph 11(d) footnote 7  |
| 10 | Development Management Policies DPD (2015)  |
| 11 | Planning and Compulsory Purchase Act 2004   |
| 12 | NPPF 2021 paragraph 126   |
| 13 | NPPF 2021 paragraph 7   |
| 14 | NPPF 2021 paragraph 126   |
| 15 | NPPF 2012 paragraph 56  |
| 16 | NPPF 2019 paragraph 124   |
| 17 | NPPF 2021 paragraph 126   |
| 31 | The White House PH (GII), 67 & 69 Dorking Road (GII), The Hylands, Including Forecourt Walls, Piers, Clairvoyee and Gates (GII*), West Hylands (GII), Hylands House and Forecourt Rails to Hylands House (GII*), Wall Between No 79 and Corner of Whitemores Close (GII), Wall To Rear Of Gardens Of Nos 1 To 12 (Consec) And Returning As North Garden Wall To Nos 1 And 12 (GII) and Tamarisk Cottage (GII) |
| 40 | Throughout part 12 but particularly para 130 of the NPPF 2021   |
| 41 | s66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990  |
| 42 | NPPF 2021 paragraph 199   |
| 43 | NPPF 2021 paragraph 134   |
| 44 | Policy DM5 of the Development Management Policies Document September 2015   |
| 45 | Policy DM10 of the Development Management Policies Document September 2015  |
| 47 | NPPF 2021 paragraph 134   |
| 48 | NPPF 2021 paragraph 20  |
| 49 | NPPF 2021 paragraph 34  |
| 50 | NPPF 2021 paragraph 58  |
| 52 | Parkhurst Road Ltd v Secretary of State for Communities And Local Government & Anor [2018] EWHC 991 (Admin) (27 April 2018)   |
| 53 | RICS Professional Guidance: Financial Viability in Planning August 2012   |
| 55 | NPPF 2021 paragraph 199   |
| 56 | Planning (Listed Buildings and Conservation Areas) Act 1990   |
| 57 | s100ZA(2) of the Town and Country Planning Act 1990   |
| 58 | NPPF 2021 paragraphs 56 & 57  |
| 62 | The new title of Chapter 12 in the 2019 NPPF which is the same in the 2021 NPPF   |

| No | Text of footnote  |
|----|---|
| 63 | Planning (Listed Buildings and Conservation Areas) Act 1990 |
| 64 | NPPF 2021 paragraph 199                                     |

## Links to national planning policy or guidance

- 1.4 The following footnotes contain links to webpages, but the material does not have to be provided as evidence as it comprises national planning policy or guidance.

| No | Text of footnote                                    |
|----|---|
| 8  | <a href="#">NPPF 2021</a>                           |
| 21 | <a href="#">National Design Guide 01/10/19</a>      |
| 22 | <a href="#">PPG - Design: process and Tools</a>     |
| 24 | <a href="#">NPPF 20/07/21</a>                       |
| 25 | <a href="#">National Model Design Code 20/07/21</a> |
| 51 | <a href="#">PPG: Viability</a>                      |
| 59 | <a href="#">PPG: Use of Planning Conditions</a>     |

## Links provided for convenience

- 1.5 The following footnotes contain links to webpages which were only provided for the convenience of the Inspector and are not necessary to be provided as evidence.

| No | Text of footnote  |
|----|---|
| 18 | Purpose/role of the Commission from its <a href="#">Terms of Reference</a>  |
| 19 | <a href="#">Creating Space for Beauty: Interim Report 09/07/19</a>  |
| 20 | <a href="#">Living with Beauty: Final Report 30/01/20</a>   |
| 23 | <a href="#">Consultation on NPPF &amp; National Model Design Code 30/01/21</a>  |
| 26 | <a href="#">Press Release 20/07/21</a>  |
| 61 | Assessed using the " <a href="#">Housing Delivery Test Measurement Rule Book</a> " on the basis of calculating the 'net homes delivered' for communal accommodation, including Care Homes |
| 54 | <a href="#">RICS Assessing Viability in Planning under the NPPF 2019 for England March 2021</a>   |

## Links whose documents are already provided

- 1.6 The following footnotes contain links to webpages, but the material has already been provided to the Inquiry with notes of where they are on the [Inquiry Documents Website](#) (IDW).

| No | Text of footnote  | Location   |
|----|---|--|
| 2  | <a href="#">Planning Committee Report 18/11/20</a>                              | IDW: Committee Reports Decision Notices and related LPA docs |
| 3  | <a href="#">Planning Committee Update Report 18/11/20</a>                       |  |
| 4  | <a href="#">Planning Committee Minute 18/11/20</a>                              |  |
| 5  | <a href="#">Planning Committee Report 22/04/21</a>                              |  |
| 6  | <a href="#">Planning Committee Update Report 22/04/21</a>                       |  |
| 7  | <a href="#">Planning Committee Minute 22/04/21</a>                              |  |
| 27 | <a href="#">Licensing &amp; Planning Policy Committee Report 08/05/18</a>       |  |
| 28 | <a href="#">Making Efficient Use of Land – Optimising Housing Delivery 2018</a> |  |
| 60 | <a href="#">EEBC SHMA Update September 2019</a>                                 |  |

## Documents to be provided

- 1.7 The following footnotes contain links to webpages where copies will be provided.

| No | Text of footnote   |
|----|--|
| 29 | <a href="#">Woodcote Conservation Area Character Appraisal August 2010</a>                       |
| 30 | <a href="#">Chalk Lane Conservation Area Character Appraisal August 2021</a>                     |
| 32 | <a href="#">Google Street View No 1</a>  |
| 33 | <a href="#">Google Street View No 2</a>  |
| 34 | <a href="#">Woodcote Conservation Area Map</a>   |
| 35 | <a href="#">Google Street View No 3</a>  |
| 36 | <a href="#">Google Street View No 4</a>  |
| 37 | <a href="#">Google Street View No 5</a>  |
| 38 | <a href="#">Chalk Lane Conservation Area Map</a>   |
| 39 | <a href="#">Google Street View No 6</a>  |
| 46 | <a href="#">Single Plot and other types of Residential Infill Development SPG September 2003</a> |

- 1.8 Copies of the above documents or PDF exports of the respective webpages will be provided directly to PINS and the appellant as well as being placed in the Inquiry document library.

## 2 LISTED BUILDINGS

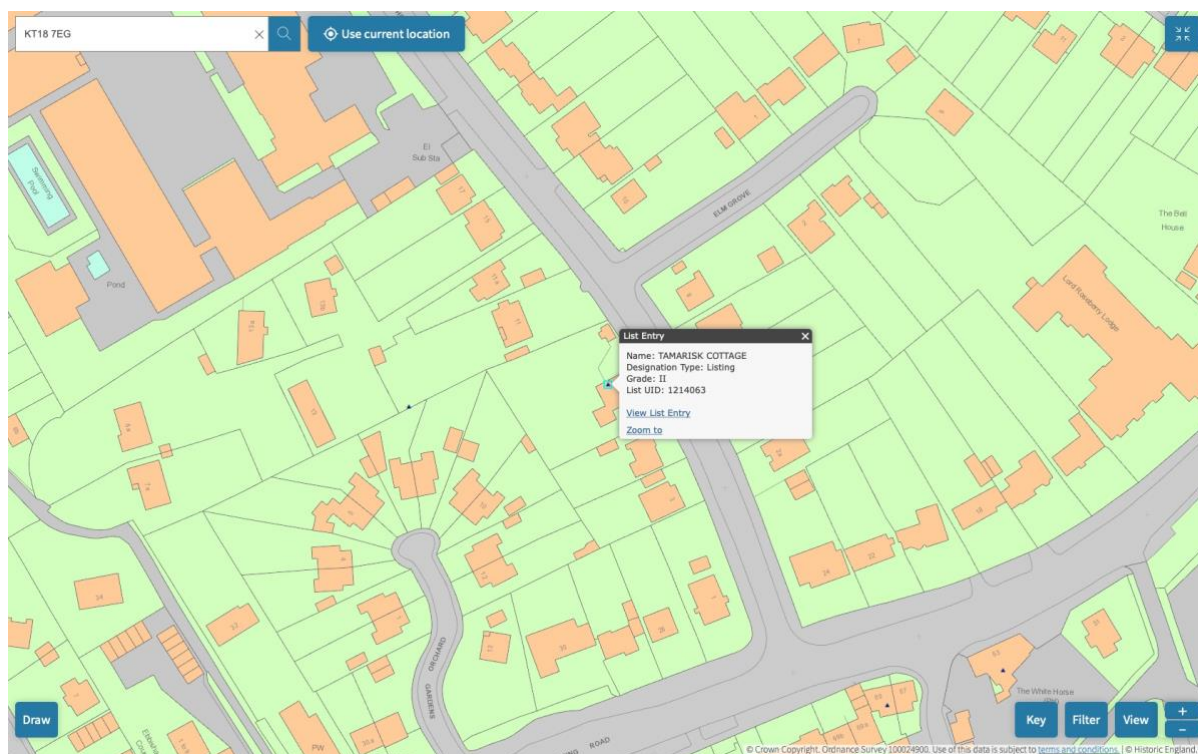
2.1 The Inspector has requested list descriptions and location plans for two listed buildings: Tamarisk Cottage and a garden wall.

### Tamarisk Cottage

#### Overview

- 2.2 Heritage Category: Listed Building
- 2.3 Grade: II
- 2.4 List Entry Number: 1214063
- 2.5 Date first listed: 22-Mar-1974
- 2.6 Statutory Address: Tamarisk Cottage, 7, White Horse Drive

#### Map



2.7

#### Location

- 2.8 Statutory Address: Tamarisk Cottage, 7, White Horse Drive
- 2.9 The building or site itself may lie within the boundary of more than one authority.
- 2.10 County: Surrey
- 2.11 District: Epsom and Ewell (District Authority)
- 2.12 Parish: Non Civil Parish
- 2.13 National Grid Reference: TQ 20204 60040

#### Details

2.14 Epsom 1. 1086 White Horse Drive (West Side) No 7 (Tamarisk Cottage) TQ 2060 30/282 II

2.15 2. C18. Roughcast. Hipped tile roof. Brick end stack. 2 storeys, Modillioned wooden eaves cornice. 3 flush framed casements with glazing bars on 1st floor. 1 on ground floor, and partly glazed door with entablature over taken on 2 Tuscan pilasters a long way either side of doorway. Modern porch. 1 flush-framed sash with glazing bars in end elevation. Lean-to extension behind with pantile roof.

2.16 Listing NGR: TQ2020460040

## Garden Wall

### Overview

2.17 Heritage Category: Listed Building

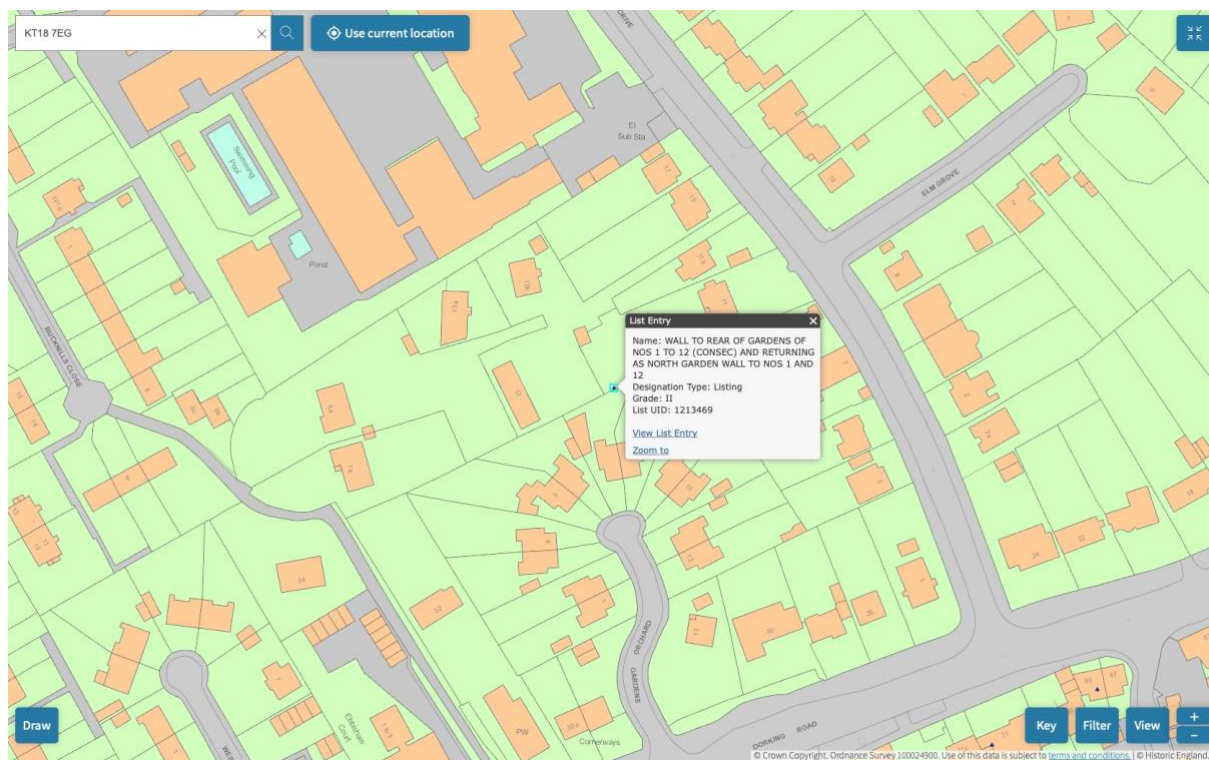
2.18 Grade: II

2.19 List Entry Number: 1213469

2.20 Date first listed: 22-Mar-1974

2.21 Statutory Address: Wall to Rear of Gardens of Nos 1 To 12 (Consec) and returning as North Garden Wall to Nos 1 and 12, Orchard Gardens

### Map



2.22

### Location

2.23 Statutory Address: Wall to Rear of Gardens of Nos 1 To 12 (Consec) and returning as North Garden Wall to Nos 1 and 12, Orchard Gardens

2.24 The building or site itself may lie within the boundary of more than one authority.

2.25 County: Surrey

2.26 District: Epsom and Ewell (District Authority)

2.27 Parish: Non Civil Parish



2.28 National Grid Reference: TQ 20152 60033

### Details

2.29 TQ 2060 861/30/261 Epsom Orchard Gardens TQ 2059 861/30/261 Wall to rear of gardens of Nos.1-12 (Consec) and returning as North Garden wall to Nos.1 and 12

2.30 II

2.31 C18. Orange brick. Buttresses. Formerly enclosing a garden, it was retained when Orchard Gardens were laid out.

2.32 Listing NGR: TQ2015260033

2.33