

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

Contents

1	FOOTNOTES	4
	No-link footnotes	4
	Links to national planning policy or guidance	5
	Links provided for convenience	5
	Links whose documents are already provided	5
	Documents to be provided	6
2	LISTED BUILDINGS	7
	Tamarisk Cottage	7
	Garden Wall	8

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 the documents 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	NPPF 2021
21	National Design Guide 01/10/19
22	PPG - Design: process and Tools
24	NPPF 20/07/21
25	National Model Design Code 20/07/21
51	PPG: Viability
59	PPG: Use of Planning Conditions

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 Terms of Reference
19	Creating Space for Beauty: Interim Report 09/07/19
20	Living with Beauty: Final Report 30/01/20
23	Consultation on NPPF & National Model Design Code 30/01/21
26	Press Release 20/07/21
61	Assessed using the " Housing Delivery Test Measurement Rule Book " on the basis of calculating the 'net homes delivered' for communal accommodation, including Care Homes
54	RICS Assessing Viability in Planning under the NPPF 2019 for England March 2021

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. Notes have been added of the location of where the documents are on the [Inquiry Documents Website](#) (IDW).

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

Documents to be provided

- 1.7 The following footnotes contain links to webpages where the documents will be provided. Notes have been added of where on the IDW the documents will be located.

No	Text of footnote	Location in IDW
29	Woodcote Conservation Area Character Appraisal August 2010	LPA Planning Policies guidance and documents
30	Chalk Lane Conservation Area Character Appraisal August 2021	
34	Woodcote Conservation Area Map	
38	Chalk Lane Conservation Area Map	
46	Single Plot and other types of Residential Infill Development SPG September 2003	
32	Google Street View No 1	LPA Proof of Evidence
33	Google Street View No 2	
35	Google Street View No 3	
36	Google Street View No 4	
37	Google Street View No 5	
39	Google Street View No 6	

- 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 IDW in the locations indicated.

2 LISTED BUILDINGS

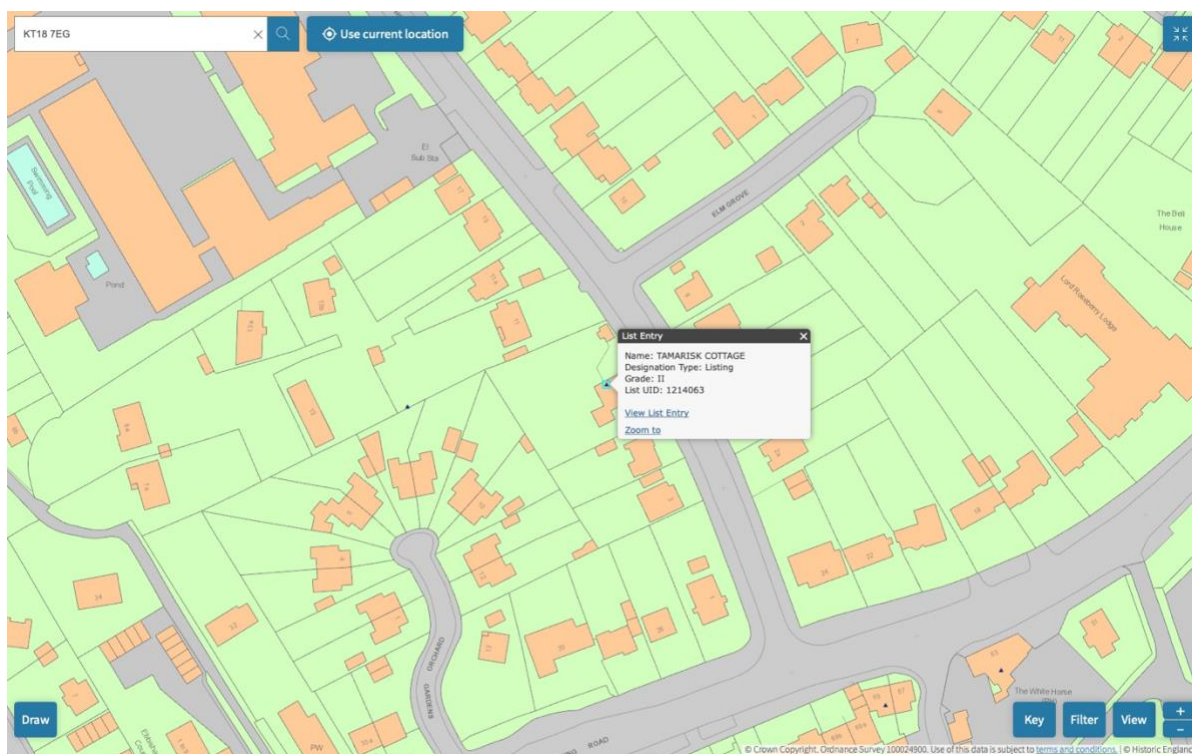
2.1 The Inspector has requested Historic England list descriptions and location plans for two listed buildings: Tamarisk Cottage and the garden wall.

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



Location

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

Details

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

2.14 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.

2.15 Listing NGR: TQ2020460040

Garden Wall

Overview

2.16 Heritage Category: Listed Building

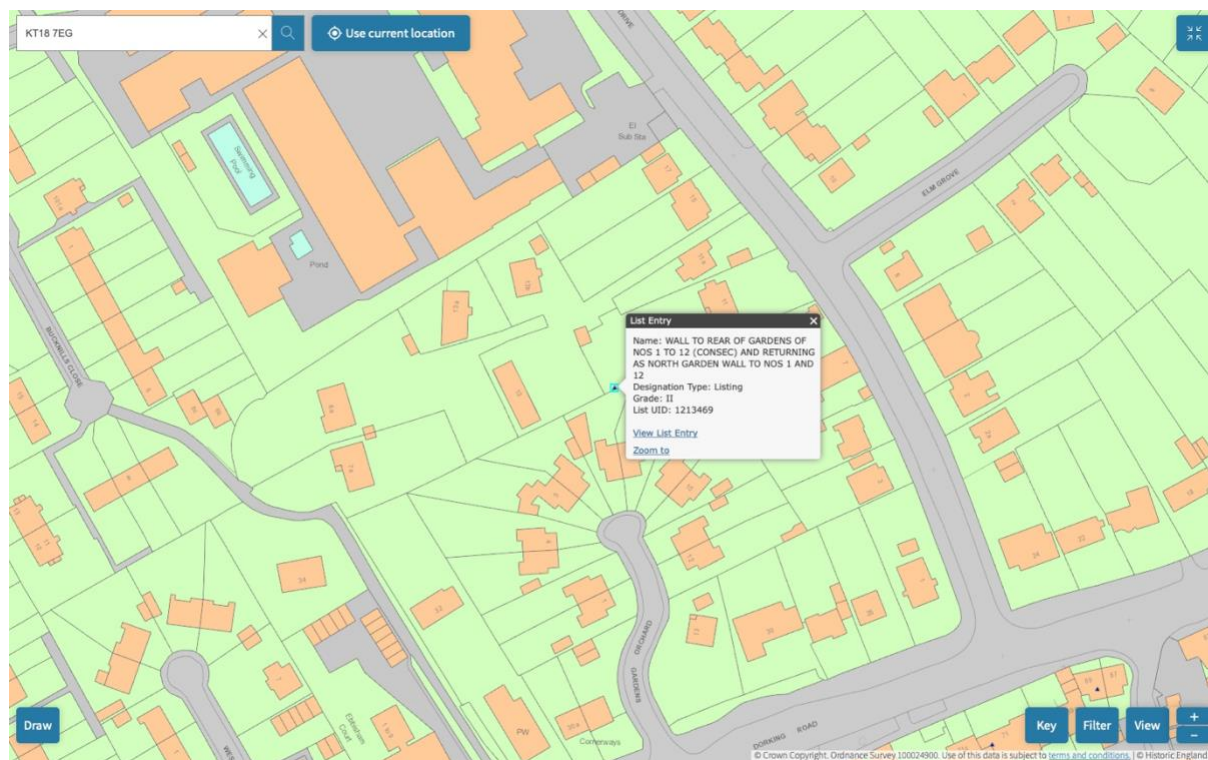
2.17 Grade: II

2.18 List Entry Number: 1213469

2.19 Date first listed: 22-Mar-1974

2.20 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



Location

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

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

2.23 County: Surrey

2.24 District: Epsom and Ewell (District Authority)

2.25 Parish: Non Civil Parish

2.26 National Grid Reference: TQ 20152 60033

Details

2.27 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

2.28 II

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

2.30 Listing NGR: TQ2015260033