

Planning Committee 22nd April 2021 - UPDATE REPORT

Omitted words : ~~aaaaa~~ New wording in **bold**

Agenda item 4 - 21/00252/FUL

5 Consultation (Page 69).

6 additional letters of support has been received

- **Brownfield land, available for development**
- **Reasons for refusal of planning permission 19/01722/FUL has been addressed**
- **Need assessment is based on evidence**
- **Reduced pressure on NHS**
- **Legal & General would bring investment into Epsom**
- **Contribution to housing numbers, enables downsizing/freeing up existing housing stock, varied mix**
- **New green spaces**

4 additional letters of objection has been received

- **Inappropriate height**
- **Increased traffic and inadequate parking provision**

Epsom Civic Society (18.03.2021)

- **Inappropriate height (too tall, excessive bulk and overdevelopment)**
- **Adverse impact on neighbouring amenity**
- **Concerns regarding the Fire Report's recommendations (the design generally complies with the British Standards there are several areas for further development)**
- **Doubt regarding principle/need of Use Class C2 development**
- **Proposed leisure facilities could dilute the cohesion of the Town Centre**

40 Woodcote Green Road

- **Traffic safety (potential safety issues arising at the junction to be formed by the proposed site entrance on Woodcote Green Road)**

Officers have taken into consideration the new issue brought up within recent consultation:

1. **There is circa. 15 metres between the proposed site access and the driveway of 40 Woodcote Green Road and circa. 76 metres between Woodcote Green Road and the drop-off point for resident/staff parking within the Site.**
2. **During the AM & PM peak traffic hours, the proposed development would result in 98 and 64 less trips on Woodcote Green Road and turning into/out of the Site when compared to the existing hospital access (with these existing hospital trips being relocated to Dorking Road)**
3. **Due to the low number of arrivals, the modelling of the proposed site access results in no queuing on Woodcote Green Road; and**
4. **There is more than enough parking provided on Site to accommodate the predicted demand.**

Statutory consultations (page 70)

Health and Safety England (**22.04.2021**): **Development does not intersect a pipeline or hazard zone, HSE Planning Advice does not have an interest in the development.**

Para 4.8 (page 68). Dimensions are clarified below:

West block (A)

- The massing of the West block varies in storey heights from 2 to 8 storeys, with lower elements towards ~~sensitive~~ the more **sensitive** street scape and residential boundary frontages.

Para 4.9 (page 68). The proposal seeks to address the reasons for refusal, associated with planning application ref: 19/01722/FUL. The proposal seeks to setback buildings fronting Woodcote Green

Road. The setback of the west building has increased from 7 metres to 16 metres and the setback from the east building has been increased from between 2.2 and 5.5 metres to between 5 metres and 10 metres. Additionally, a step has been incorporated in the frontage to provide additional depth and articulation to the Site frontage.

Para 9.17 (Page 76). The proposal seeks a quantity of care residences, falling under Use Class C2. It does not seek “standard housing”, which would fall under Use Class C3. **The scheme does provide housing, albeit housing which is secured for older people who have a need for care. The Council does count this type of housing in respect of its housing delivery requirements.**

Para 10.1 (Page 78). The proposal seeks (inter alia):

- Up to 267 Guild Living Residences, including 1, 2 and 3 bedroom apartments for
- both sale and rent
- Up to 38 Guild Care Residences and Suites
- 24 key worker accommodation **(C3)**

Para 10.4 (Page 78). The Care Residences include a kitchenette, which will allow a higher level of independent living. The Care Suites do not provide food preparation spaces, but all meals in Care Suites would be provided either **in the units or in** communal dining.

Para 12.11 (Page 92). The DAS sets out that profile metal panels are introduced to act as a neutral material between brick bays to complete the overall facade expression. €

Para 12.12 (Page 92). The DAS sets out that curtain wall glazing panels are introduced introduced with subtle shifts between heights as another layer that responds to the ground level programme provision of accommodation, whilst providing variation, transparency and enhancing the overall facade articulation

Para 12.16 (Page 93). A scheme audit was received on 29.03.2021, by DEFINE. This examines this proposal, following the refusal of planning permission for application 19/01722/FUL, reviewing the specific reasons for refusal. **DEFINE are design advisors, who had been engaged by Guild Living to review the overall scheme design. DEFINE undertook a design review and provided advice to Guild Living, to address the reasons for the refusal of the previous application. DEFINE also provided input on consultation responses.**

Paras 15.1 – 15.5 (Page 103). These paragraphs set out why the 38 Guild Care Residences and Suites do not need to meet Nationally Described Space Standards, but to confirm, Guild Living Residences do meet the Nationally Described Space Standards

Para 15.15 (Page 104). A resident garden is proposed on ~~level~~ level 04 of building B, designed with a private landscaped terrace, providing 920m² of private outdoor amenity for residents.

Update to Heads of Terms, Condition and Informatives, captured within a separate document.

Agenda item 5 - 20/01079/FUL

Page 175:

Part A

24.1 Subject to a legal agreements being completed and signed by the 22nd July 2021

Car Club

Details of a Car Club Scheme with the Car Club Operator to be submitted to the **County Council's Highway Authority** for approval and thereafter to implement such approved scheme before the Occupation of any Dwelling to the **County Council's** reasonable satisfaction.

There shall be no occupation of the development until the Car Club Scheme has been provided, or the Car Club Contribution has been paid in full to the **County Council**.

Off-Site Highway works

Prior to the commencement of the development hereby permitted to submit for the written approval of the ~~Local Planning Authority, in consultation with~~ the Highway Authority, details of push button controlled pedestrian crossing facilities on London Road. The approved crossing facilities shall be provided prior to first occupation of the development.

Bus Infrastructure

Prior to the commencement of the development hereby permitted to submit for the written approval of the ~~Local Planning Authority, in consultation with~~ the Highway Authority, details of improved bus stop infrastructure at both the A24 north-side bus stop and A24 south-side bus stop to include shelters and Real Time Passenger Information. The approved bus stop infrastructure shall be provided prior to first occupation of the development.

Page 175 and 176:

In the absence of a completed legal obligation under **section 278 agreement of the Highways Act 1980 and/or** section 106 of the Town and Country Planning Act 1990 (as amended), the applicant has failed to comply with Policy CS9 (Affordable Housing and meeting Housing Needs) in relation to the provision of 12 on site affordable housing units, and a commuted sum of £149,000 in lieu of the on-site provision of an affordable unit **and/or necessary infrastructure/provision to make the scheme acceptable to comply with Policies DM37 (Parking Standards), CS16 (Managing transport and travel) and CS6 (Sustainability in New Developments) in relation to the provision of parking, car-club, Off-Site Highway works and improvements to the bus stop infrastructure to make the scheme acceptable on highway and pedestrian grounds.**

Page 184:

Insertion of two additional conditions:

- 28. All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.**

Reason: In order to comply with Policy CS6 (Sustainability in New development) of the LDF Core Strategy (2007).

- 29. All non-CHP space and hot water fossil fuel (or equivalent hydrocarbon based fuel) boilers installed as part of the development must achieve dry NOx emission levels equivalent to or less than 30 mg/kWh.**

Reason: To protect air quality and people's health by ensuring that the production of air pollutants, such as nitrogen dioxide and particulate matter, are kept to a minimum during the course of building works and during the lifetime of the development. To contribute towards the maintenance or to prevent further exceedances of National Air Quality Objectives.