

Mr J Robinson
Epsom and Ewell Borough Council
Town Hall
The Parade
Epsom
Surrey
KT18 5BY

11.11.2009

Dear John

EPSOM RAILWAY STATION – SUBMISSION OF PLANNING APPLICATION

We write to inform you that an application for full planning permission at Epsom Railway Station was submitted today via the planning portal, on behalf of our client, Solum Regeneration LP. In greater detail, this planning application seeks permission for the:

“Provision of mixed use development, comprising new railway station ticket hall facility, 124 residential apartments, 64 bed hotel and ancillary A1 and A3 retail uses, together with 67 car parking spaces, highway and public realm improvements and servicing arrangements”

You should note that together with the above works, additional station improvement works will be carried out and will include the refurbishment of platform level buildings, including toilets, together with the comprehensive upgrading to the station subway. These works to the station are permissible under the provisions of the General Permitted Development Order, however, these have been included within the application submission for completeness to enable the scheme as a whole to be assessed.

Application Information

The application is supported by the following information:

- completed application form;
- Certificate B;
- Agricultural Holdings Certificate;
- a drawing schedule; and
- all existing and proposed drawings.

Supporting Statements

- Planning Statement (prepared by Maddox & Associates);
- Design and Access Statement (prepared by Maddox & Associates)*;
- Affordable Housing Statement (prepared by Maddox & Associates);
- Regeneration Statement (prepared by Maddox & Associates);
- Proposed Heads of Terms (prepared by Maddox & Associates);
- Statement of Community Involvement (prepared by PPS)*;

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- Transport Assessment (including draft Travel Plan and Car Park Management Plan (prepared by Mayer Brown)*;
 - Air Quality Assessment (prepared by EAS);
 - Noise and Vibration Assessment (prepared by Sharps Redmore Partnership);
 - Renewable Energy Statement (prepared by Cudd Bentley);
 - Utilities Statement (prepared by Cudd Bentley);
 - Sustainability Statement (prepared by Maddox & Associates)*;
 - Sunlight/Daylight Assessment (prepared by Behan Taylor)*;
 - Desktop Flood Risk Assessment (prepared by CEP)*;
 - Habitat and Arboricultural Survey (prepared by Wardell Armstrong)*; and
 - Wind Microclimate Desk Study (prepared by Anemos Limited).

*due to Planning Portal upload limits, these documents have been submitted under separate cover by post.

You will also be in receipt of a Viability Assessment prepared by Solum Regeneration LP shortly. This has been submitted under separate cover, due to its confidential nature.

Lastly, a cheque for **£42,530.00** to cover the planning application fee for this application has been submitted to you under separate cover.

I trust that the application submission is in order and I look forward to receiving your acknowledgment of receipt and validation in due course.

Yours Sincerely



Ben Rogers
Associate

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m: 07772 328 650

enc: as above
cc: Peter Hughes – Solum Regeneration LP
Dominic Pendry – Network Rail
Tom Wadsworth – Network Rail
ref: 00023