



GUILD LIVING: EPSOM STATEMENT OF COMMUNITY INVOLVEMENT.

February 2021





This Statement of Community Involvement has been prepared by Forty Shillings on behalf of Guild Living.

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**ENGAGEMENT
ACTIVITIES.**

1

6

Public consultation events
across the Borough and online.

480

Local residents attended the
exhibitions and online webinar.

154

Feedback and comments received on paper and online.

22,000

Invitation leaflets and newsletters
sent in Epsom & Ewell.

INTRODUCTION.

2



SUMMARY.

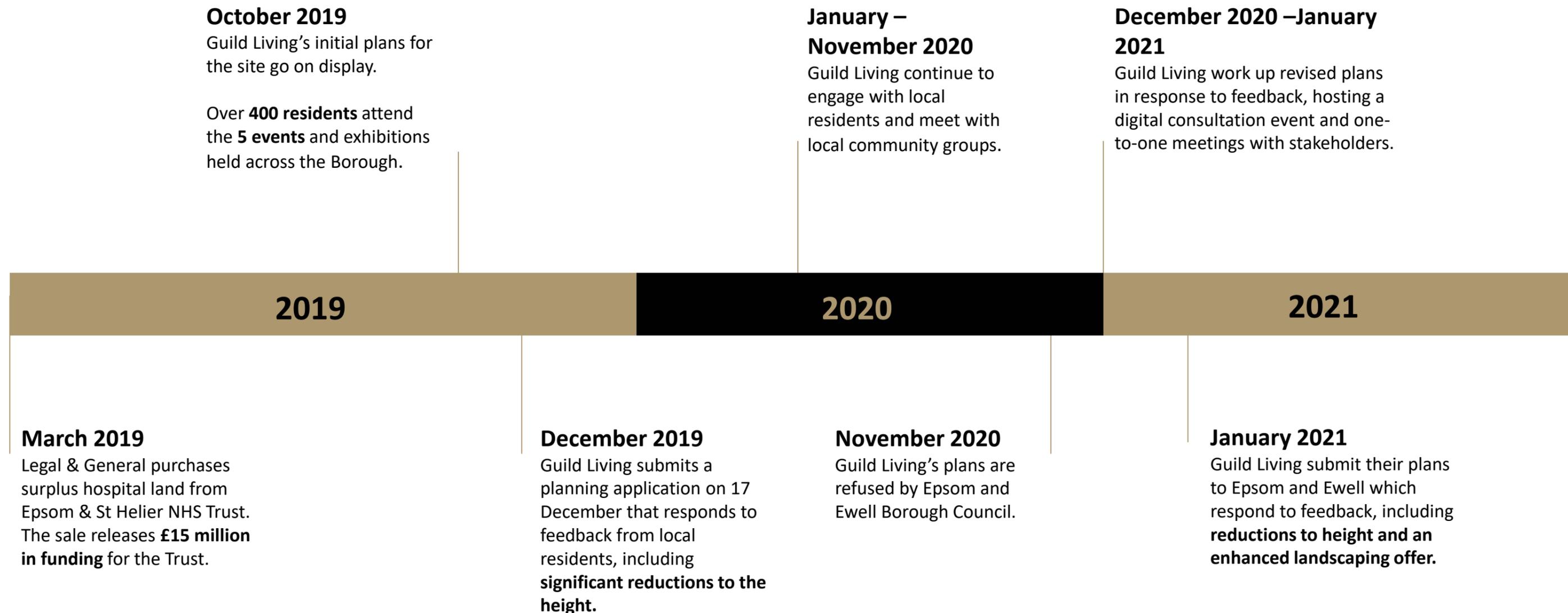
Guild Living is bringing forward plans for a unique later living community on land adjacent to Epsom Hospital.

Over the last 18 months, Guild Living has developed plans for an innovative later living community in consultation with a wide range of stakeholders and local residents, including elected representatives and councillors, planning officers and community groups.

This document focusses on the consultation Guild Living has undertaken on their revised plans between December 2020 – January 2021.

CONSULTATION TIMELINE

Throughout the planning process, Guild Living has engaged extensively with Epsom and Ewell Borough Council and the local community, and responded to public feedback.



CONSULTATION POLICY.

Guild Living has carried out a comprehensive consultation that delivers the best practice as established in the requirements of local and national planning frameworks and BREEAM.

National Planning Policy

Developments should:

“be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues.”

Epsom & Ewell Planning Policy

Developers should:

“consult with the local community before submitting planning applications which are likely to generate public interest. Such consultation should be accessible and clear to the whole community. The council welcomes and encourages discussions with applicants before planning applications are submitted. “



WE ARE GUILD LIVING.

Our mission is to enable older people to live extraordinary lives.

We're passionate about later living – but not as you currently know it. The time has come to look at ageing in a whole new way. Led by academic research, we're developing a deep understanding of the loves, fears, wants and needs of older people to deliver innovative alternatives to the underwhelming options currently available.

Working in partnership with Legal & General, one of the UK's most trusted institutions, we're creating third age "communities for life" in the heart of towns and city centres right across the country. Guild Living will offer a range of living options – including sale or rental – in beautifully crafted environments that are designed to transform the physical, emotional, cognitive and financial wellbeing of every individual.

At Guild Living, we believe that individually we are great, and together we are extraordinary.



WHY

LATER LIVING.

148,071

Over 75s within 10 miles of Epsom Hospital.

23%

Predicted increase in Surrey's 65+ population
over the next 12 years.

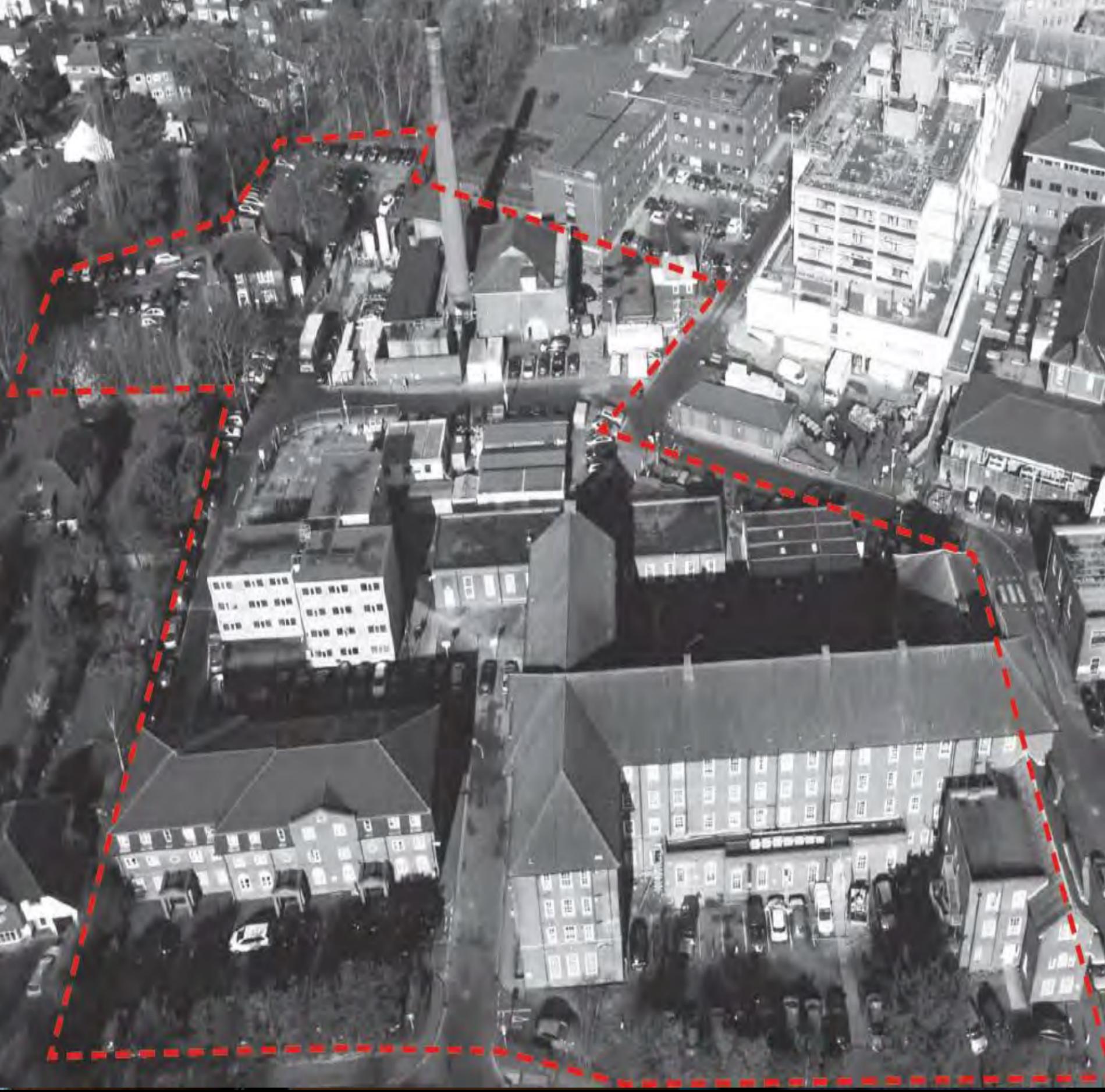
2030

The year the UK's 85+ population
will reach **3,400,000**.

5,755

Over 75s in Epsom Borough with more than one long-term medical condition.

THE
PLANS.



BACKGROUND.

In March 2018, Epsom and St Helier University Hospitals NHS Trust announced that it would be selling surplus land to Legal & General. Guild Living, in partnership with Legal & General, is now bringing forward plans to deliver an innovative later living community on the site, it will:

- Relieve pressure on local NHS services.
- Release over £15 million for NHS investment.
- Provide transitional care suites.
- Deliver new accommodation for key hospital workers.
- Improve public realm and landscaping.
- Improve amenities for NHS hospital workers and visitors.
- Provide employment opportunities for local people.

THE PLANS

Guild Living's plans for a later living community in Epsom have been carefully designed to address intergenerational needs – supporting the needs of older people in the area while improving the public realm and providing facilities for the wider Epsom community.

Private living

Beautifully designed homes with flexible, open plan interiors

Communal spaces

A nursery, cafes and restaurants encourage social interaction with friends and family

Community benefits

Cafes, restaurants and retail amenities open to the wider Epsom community

Wellness facilities

A gym, hydrotherapy pool and treatment rooms – all open to the wider community

Health hub

A space for therapy and treatment

Flexible communal spaces

Cinema, library, arts & crafts and multi-faith room, provide variety and choice



COMMUNITY
PLAZA



329 UNITS



155
CAR PARKING
SPACES



AUTOMATIC
CAR PARK



5,000 sqm
LANDSCAPE
AREAS



NURSERY



RETAIL



PUBLIC FACIL-
ITIES



WELLNESS
CENTRE



NEW JOBS

THE ORIGINAL APPLICATION.

Through Summer – Winter 2019, Guild Living consulted on their initial plans for Epsom with the local community, submitting a planning application to Epsom and Ewell Borough Council in December 2019.

A more detailed overview of this engagement can be found in the SCI submitted in December 2019 - located in Annex III.

Guild Living continued to engage with the local community up until the Planning Committee meeting in November 2020, undertaking the following activities:

- Digital meetings with stakeholders including elected representatives, the Epsom Civic Society and Planning Committee members.
- Over 900 newsletters sent to local residents and councillors updating them on the project.
- Four articles in the local press providing updates on the project, including What's On In Epsom, Surrey Live and Surrey Comet.
- Working with Age Concern Epsom & Ewell and Age UK to promote their work during the Covid-19 pandemic, and identifying the needs of elderly stakeholder groups in the Borough.

“GUILD LIVING HAS AN IDEA OF THE IMPORTANCE OF THE INDIVIDUAL. THE MORE YOU CAN GET A FLOW OF COMMUNICATIONS BETWEEN ALL GENERATIONS THE BETTER.”



ALAN CARLSON

Volunteer
Age Concern Epsom



COUNCIL DECISION NOVEMBER 2020.

In November 2020, Epsom and Ewell Borough Council's Planning Committee voted to refuse Guild Living's application for the following key reasons:

- Height.
- Building setting and landscaping.
- Design and appearance.
- Highways.
- Use, need and demand.
- General policy questions.
- Housing policy.

THE PROPOSED CHANGES.

In response to the concerns raised by the Council, Guild Living has made a number of significant changes to the plans, including:

- Reducing the overall height of the buildings.
- Setting back the proposed buildings along Woodcote Green Road and reducing the height.
- Reducing the number of homes by 42.
- Enhancing the landscaping and public realm.
- Planting over 100 additional trees.



THE PROPOSED CHANGES.

A more detailed overview of the proposed changes to Guild Living's plans can be found below:

KEY ISSUES	GUILD LIVING'S RESPONSE
Height and massing	<ul style="list-style-type: none">• Overall building heights reduced to ensure the revised proposal is below the height of the hospital building.• Height of proposed building facing Woodcote Green Road reduced and set back to protect against impact on local character, townscape and amenity.
Building setting and landscaping	<ul style="list-style-type: none">• Increased building set backs to Woodcote Green Road boundary, now aligned with adjacent no.40 and neighbours to eastern boundary.• Increased and improved landscape screening/buffer and tree planting towards Woodcote Green Road and western boundary.• Enhanced ecological and pedestrian connection through site with additional public realm.• Increased and improved landscape screening/buffer to sensory garden roof edge.
Design and appearance	<ul style="list-style-type: none">• Reduced building heights to align with hospital and reduce impact to neighbouring properties.• Changes to proposed material palette to enhance response to local context and townscape.
Highways	<ul style="list-style-type: none">• 156 Car Parking Spaces, compliant with SCC guidelines.• 132 Stacker Parking System [SPS] operated by concierge/valet, all spaces are blue badge compliant.• EV charging provided to 40% of parking spaces.• Car Cabs are provided for the revised scheme (Two serving the development and one for general public).• Provision of minibus to reduce reliance on car use.

Outline of the previous design



Proposed design changes – reduced height and increased setbacks.

Woodcote Green Road – looking west





Outline of the previous design

Proposed design changes – reduced height and increased landscaping.

Woodcote Millennium Green – Looking North

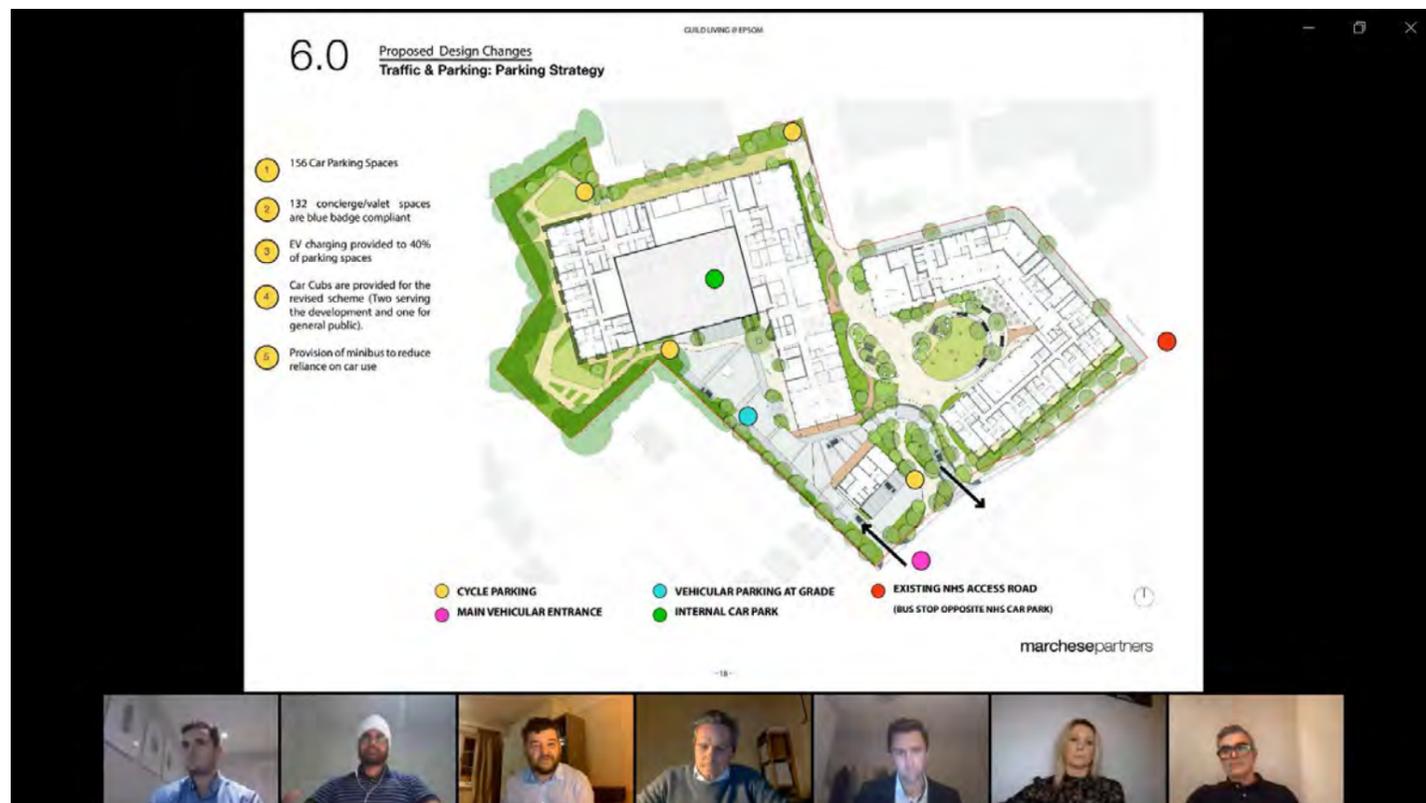
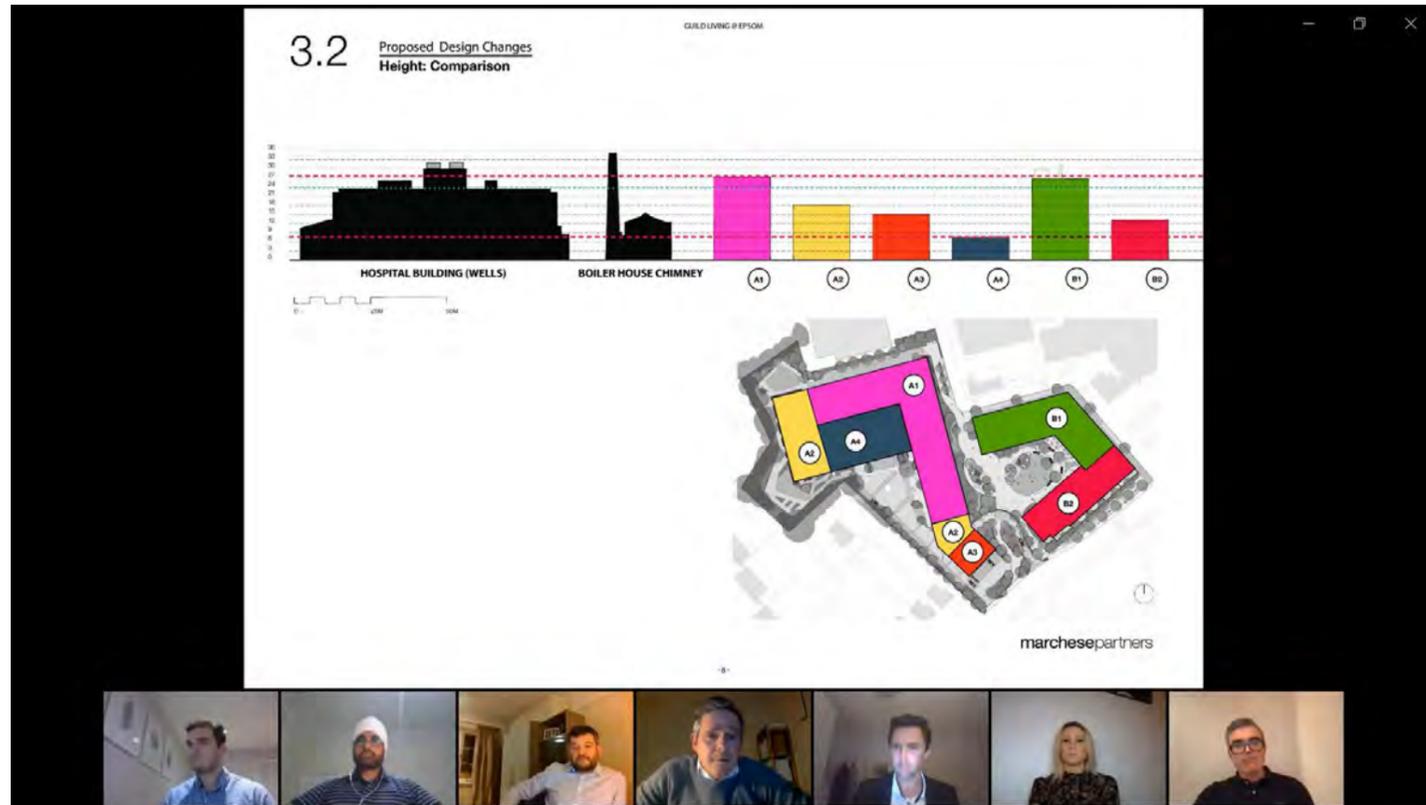
THE
CONSULTATION.

3

CONSULTATION REVISED SCHEME.

Between December 2020 – January 2021, Guild Living has consulted with a range of local residents and stakeholders on their revised plans.

- Digital meetings with stakeholders including ward councillors, Planning Committee members, and the Epsom Civic Society.
- Newsletter and webinar invitation posted and emailed to more than 1,000 local residents.
- Community webinar, attracting 81 people and producing over 254 comments/questions.
- Dedicated project website – www.guildliving.co.uk/epsom
- Dedicated project email address and hotline.



NEWSLETTER DISTRIBUTION.

Newsletters were posted to 974 addresses providing an update on the project and inviting them to the online public consultation event. Emails were also sent to over 140 residents and local groups.



A map of the newsletter distribution area

GUILD LIVING Epsom Consultation
 Freepost RTUZ-GXA-RUYB
 PO BOX 997A
 SUTTON
 KT1 9EN

BENEFITS.

- Bringing back an under-utilised brownfield site back into use.
- Providing much needed housing for older people and key workers; contributing towards Epsom's housing needs.
- Guild Living communities will be intergenerational and sited in the heart of our towns and cities, so older people can be a part of society - and not apart from it. Guild Living communities bring old and young together, to the benefit of both.
- A wide range of communal and community facilities, open to all.
- Extensive landscaped gardens, open to all.

COMMUNITY WEBINAR.

We would also like to invite you to attend a community webinar:

Wednesday 13th January
6:00pm - 7:00pm

This will be an opportunity to find out how our plans have changed and give you the chance to ask any questions you might have.

To register, please visit www.guildliving.co.uk/epsom or email info@guildlivingepsom.co.uk.

GUILD LIVING

GUILD LIVING EPSOM COMMUNITY NEWSLETTER, JANUARY 2021.

Guild Living, working with Legal & General, is working up revised plans for a new later living community next to Epsom Hospital. Before we submit a new planning application, we would welcome your comments and feedback.



Indicative image showing the proposed Epsom Guild Living community view (Credit: Harchese Partners)

www.guildliving.co.uk/epsom 0800 038 5850 info@guildlivingepsom.co.uk

www.guildliving.co.uk/epsom 0800 038 5850 info@guildlivingepsom.co.uk

BACKGROUND.

In November 2020, our plans for a later living community next to Epsom Hospital were refused by Epsom & Ewell Borough Council's Planning Committee.

We want to work with the local community to develop a scheme that enjoys local support and are therefore looking at making amendments. These include:

- Reducing the overall height of the buildings.
- Setting back the proposed buildings along Woodcote Green Road and reducing the height.
- Reducing the number of homes by 42.
- Enhancing the landscaping and public realm.
- Planting over 100 additional trees.

Our scheme will deliver:

- New homes for older people.
- Affordable housing for key workers.
- A specialist wellness centre, open to the local community, will provide a gymnasium and treatment rooms.
- The facilities of the Health Hub, which will also be open to the wider local community, will include changing facilities and lounge areas, and space for therapy and treatment.
- A children's nursery, also open to local residents.
- A communal café, restaurants and retail amenities to encourage social interaction with friends and family will be open to the wider community.

REDUCING PRESSURE ON LOCAL SERVICES.

In a Guild Living community, care will be provided through an expertly tailored programme, unique to the individual's needs to ensure healthy living.

Research has shown that a dedicated later living community such as our own has the following effects:

- Reducing visits to the GP by 50%.
- Reducing the chances of a hospital over-night stays by 80%.
- Reducing overall NHS spend by as much as 40%.
- Reducing levels of loneliness in the community.



Sketch of a Guild Living community space (Credit: Harchese Partners)

HAVE YOUR SAY.

Please comment on our plans for Epsom

First name Last name

Address

Postcode Email address

Do you support the building of Guild's later living community next to Epsom Hospital?

Yes No

Do you support the plans to reduce the height of the building?

Yes No

Do you have any other comments on Guild's plans?

I am happy to share my contact details and a copy of my responses with Forty Shillings, acting on behalf of Guild Living.*

Yes No

Please keep me updated with future news about the plans.**

Yes No

*How will we use your data?
 Forty Shillings, acting on behalf of Guild Living, will have a record of your submission and use the aggregated data for analytical purposes. We will not share your personal data with any third parties and will not sell data for commercial purposes.

**If you click to stay updated on the progress of this application, Forty Shillings will process your data on behalf of Guild Living under the provisions of the General Data Protection Regulation and Data Protection Act 2018. We will retain your data to contact you with information relating to this project. You can opt out at any time by contacting us at info@guildlivingepsom.co.uk

www.guildliving.co.uk/epsom 0800 038 5850 info@guildlivingepsom.co.uk

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MEETING KEY STAKEHOLDERS.

As part of the consultation on the revised plans, Guild Living approached a number of stakeholders who we considered to have significant interest in our proposals.

Digital meetings have also been offered and held when possible.

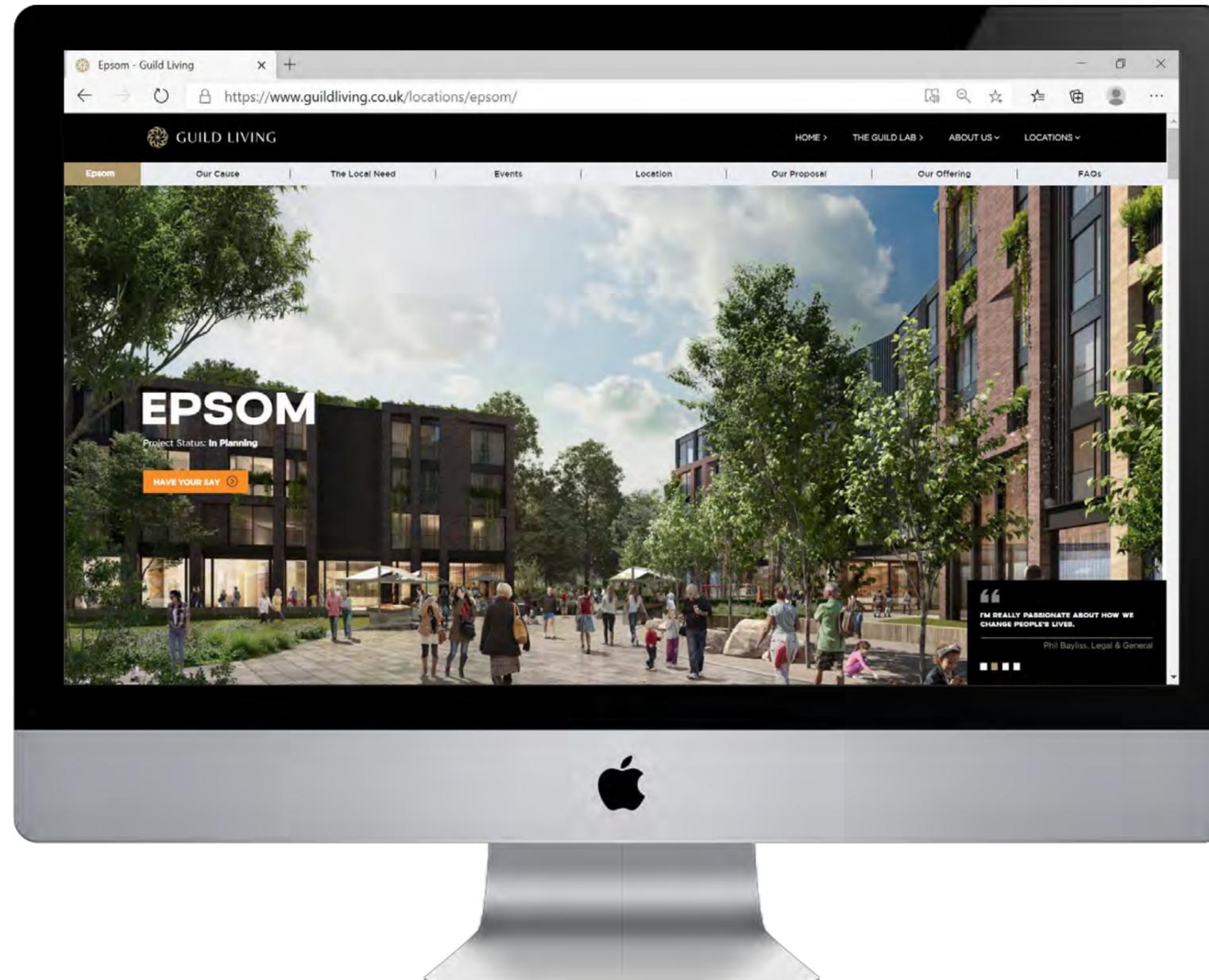
Key stakeholders who we have had correspondence with includes:

- Epsom and Ewell Borough planning officers.
- Woodcote Ward Councillors.
- Planning Committee members.
- Epsom Civic Society.



PROJECT WEBSITE.

The dedicated project website - www.guildliving.co.uk/epsom - was updated with information about the revised plans, a link to register for the community webinar, and a digital feedback form.



COMMUNITY WEBINAR.

81 people attended Guild Living's community webinar, with over 250 comments/questions submitted throughout the event.

Due to COVID-19, Guild Living delivered a digital consultation which included a community webinar and Q&A, supported by both digital and traditional methods of engagement.

Residents were given the opportunity to ask the project team questions regarding the revised plans during the event, and submit their feedback via email and on the project website.



FEEDBACK.

4

FEEDBACK.

As part of Guild Living's consultation on their revised plans, they received a variety of feedback and comments from over 70 local residents as well as community groups such as the Epsom Civic Society. The key issues raised is found below– a full breakdown of comments received can be found in Annex I:

- Height and massing – some residents wanted further reductions to the height and massing:

“The proposed heights are still too tall. The reductions proposed are simply not enough.”

- Building position and landscaping – some residents felt the increased building setbacks and enhanced landscaping did not sufficiently reduce the development's visual impact on neighbouring properties:

“Why have you not increased the distance between buildings on the western boundary and Digdens Rise properties?”

- Design and appearance – some residents felt the changes to the building design had not gone far enough:

“Why can't the design have some relationship to the houses next door on Woodcote Green Road?”

FEEDBACK.

- Traffic and parking– some residents were concerned about the impact of the development on local traffic while others felt there were not enough parking spaces:

“How can this development possibly reduce car use along Woodcote Green Road?”

- Need – some residents questioned the need for a later living community in Epsom:

“Why would elderly residents want to live in high storey accommodation on a hospital site? Epsom is awash with empty retirement housing.”

RESPONSE TO
FEEDBACK.

5

RESPONSE TO FEEDBACK.

We set out below the main issues that have arisen and Guild Living's responses:

KEY ISSUE	GUILD LIVING'S RESPONSE
<p>Height and massing</p> <p>Some residents wanted further reductions to the height and massing:</p> <p><i>"The proposed heights are still too tall. The reductions proposed are simply not enough."</i></p>	<p>Guild Living has undertaken extensive consultation since Summer 2019. In that period the proposed height and massing of the development has been significantly reduced in response to feedback from the community, local stakeholders and the Council.</p> <p>The overall building heights of the revised scheme have been reduced to below the height of the hospital building, with the taller elements adjacent to the hospital reduced by six metres. In addition, the height of the proposed building facing Woodcote Green Road has been reduced and set back to minimise the impact on neighbouring properties.</p> <p>The number of units has also been reduced by 39 which has lowered the density of the revised scheme.</p> <p>Overall, the height and massing of the scheme submitted in January 2021 is greatly reduced compared to the earlier concepts that were consulted on in Summer and Winter 2019, as well as the application refused by Epsom and Ewell Borough Council in November 2020.</p>
<p>Building position and landscaping</p> <p>Some residents felt the increased building setbacks and enhanced landscaping did not sufficiently reduce the development's visual impact on neighbouring properties:</p> <p><i>"Why have you not increased the distance between buildings on the western boundary and Digdens Rise properties?"</i></p>	<p>Guild Living has made a number of changes to the building positions and landscaping which have significantly reduced the scheme's impact on neighbouring properties.</p> <p>The building setbacks have been increased on the Woodcote Green Road boundary, with the eastern building set back by 10 metres and the western building by 16 metres aligning with the adjacent neighbouring properties.</p> <p>The following changes have also been made to the scheme's landscaping:</p> <ul style="list-style-type: none"> • Enhancing the landscape buffer and tree planting towards Woodcote Green Road. • Increasing and improving the landscape buffer to the sensory garden roof edge. • Improving connections through the site with additional public realm. • Planting 113 trees – an increase of 36 from the previous scheme. <p>Overall, the changes to the building setbacks and improvements to the landscaping ensure the development responds sensitively to the local area.</p>

RESPONSE TO FEEDBACK.

KEY ISSUES	GUILD LIVING'S RESPONSE
<p>Design and appearance</p> <p>Some residents felt the changes to the building design had not gone far enough:</p> <p><i>“Why can't the design have some relationship to the houses next door on Woodcote Green Road?”</i></p>	<p>In response to concerns regarding the building design and appearance, a number of improvements have been made to the materials and palette of the revised scheme.</p> <p>There has been a significant increase in the amount of brickwork and changes to the colour of the metal cladding, to create a building appearance that reflects the local area more closely. The design approach and general architectural style has been agreed with design officers of the Council and is consistent with the relevant design policies</p> <p>Overall, the changes to the design and appearance of the buildings, in combination with the reductions in height and massing, create a scheme that is much more sympathetic to the local area.</p>
<p>Traffic and parking</p> <p>Some residents were concerned about the impact of the development on local traffic while others felt there were not enough parking spaces:</p> <p><i>“How can this development possibly reduce car use along Woodcote Green Road?”</i></p>	<p>Despite the reduction in overall units in comparison to the previous scheme, the proposed number of car and cycle parking remains the same with 156 car parking spaces in total, 132 of which are valet spaces. Additional parking would encourage additional traffic to the site which is considered inconsistent with the principles of reducing car based travel.</p> <p>Guild Living will undertake the following measures to reduce the demand for on-site parking traffic and the impact on the local area:</p> <ul style="list-style-type: none"> • A Car Club vehicle space will be provided on site for use by the public. • Private Car Club vehicles will be provided on site for use by Guild Living residents. • Only 40% of Guild Living Residences will be sold with parking. • 80% of nursery spaces would be allocated to NHS staff. • A minibus for group trips/outings will also be provided on site. <p>Importantly, the scheme's parking assessment indicates the proposed parking provision would be sufficient for the development and is also compliant with Surrey County Council's parking requirements.</p>

RESPONSE TO FEEDBACK.

KEY ISSUES	Guild Living's response
<p>Need for a later living community</p> <p>Some residents questioned the need for a later living community in Epsom:</p> <p><i>“Why would elderly residents want to live in high storey accommodation on a hospital site? Epsom is awash with empty retirement housing.”</i></p>	<p>Guild Living's plans for Epsom will address a pressing need for specialist accommodation for older people in the local area. Current figures clearly show there is a shortage of supply and a significant demand for future care accommodation which will continue to grow:</p> <ul style="list-style-type: none"> • There is expected to be 148,000 more people aged over 65 living in Surrey by 2041. • In the same period, there will be a 34% increase in the number of people aged over 65 living in Epsom and Ewell. <p>Importantly, the plans will also contribute 292 units towards the Council's housing supply requirements, freeing up other sectors of the housing market by releasing much-needed family housing thereby freeing up the housing ladder for families and first-time buyers.</p> <p>The plans will also provide a number of important economic benefits for Epsom, including:</p> <ul style="list-style-type: none"> • Additional resident spending: £2.2m (more likely to spend locally). • More than 80 jobs created within the later living community. • 20 jobs created in the local area. • More than £22m of operational GVA to the local economy.

CONCLUSION.

6

CONCLUSION.

Guild Living has undertaken extensive consultation since Summer 2019. In that period their plans have significantly evolved in response to comments from the community, local stakeholders, and the Council.

The application that has been submitted in January 2021 is significantly different from the application refused by Epsom and Ewell Borough Council in November 2020.

Even further changes have been made compared to the earlier concepts that were consulted on in Summer and Winter 2019.

The main changes include:

- Significant reductions in the height and number of units.
- Increased building set backs.
- Enhanced landscaping and public realm.
- Improved design to enhance response to local context and townscape.

CONCLUSION.

Guild Living's scheme still delivers significant benefits to the local community. These include:

- Bringing back an under-utilised brownfield site back into use.
- Providing much needed housing for older people and key workers; contributing towards Epsom's housing needs.
- Guild Living communities will be intergenerational and sited in the heart of our towns and cities, so older people can be a part of society - and not apart from it. Guild Living communities bring old and young together, to the benefit of both.
- A wide range of communal and community facilities, open to all.
- Extensive landscaped gardens, open to all.

ANNEX I:

ALL COMMENTS

RECEIVED.

Height, massing and design

“Your document says 'reduced height' but what is the actual overall height now?”

“Claimed reduction in height compared with existing only works by including the existing plant room on the roof. Surely the new buildings will also have plant space on roof.”

“The height reduction is still not enough, you are comparing against the boiler house chimney which is significantly narrower and is nowhere near noticeable than your proposed buildings. The height is still far too high.”

“Residents have repeatedly asked for max of 3 to 4 storeys. So this proposal is double what we would think acceptable for the locality.”

“The height against existing buildings is still too high and a comparison being made re proposed exceed the existing in density that is a huge part of the issue they are both in height and visually overbearing for this quite end of town. And the traffic and parking will become even more dangerous that it currently is.”

“Has no-one from the architects looked at the Woodcote area and seen that this design bears absolutely zero relationship to its surrounds? It is a design for Docklands in London not a conservation area.”

“In your development in Bath your development appeared to be very much in keeping with the neighbourhood and surroundings. Why have you taken such a different approach in Epsom? What you are effectively proposing is a high rise in a residential area.”

“Surely the height of any residential development should match the height of existing adjoining residential property, not a hospital!”

“So is the Eastern block the same distance from Woodcote Green Road as the existing building?”

“This is too high.”

“Rowan House is still too high and too close to the road.”

“So how does the design fit in with the current local architecture..? It doesn’t.”

“Keeping the facade of the current buildings and building modern contents behind it would have offended no-one, just as they do in many sites in London.”

“Why don't you show pictures of the new development with the existing houses on Woodcote Green Road? Is it because they really would show how it doesn't blend in at all?”

“Housing is needed, but will over 65s want to live in University Halls of Residence?? I doubt it.”

“The simple solution is to scale your plans down in line with what you are hearing from this group now.”

“They don't seem to have considered all angles i.e. Western Boundary- impact on properties in Hylands Close for example.”

“All of your explanations refer to the buildings fronting Woodcote Green Road, also none of your slides show just how high the building set back from these at the front actually are. Why are there no images that actually show the full heights of the buildings behind to give proper context?”

“What is the height reduction as a % of the total?”

“Sorry, I may have missed it, how does the height of a2 compare with the existing nurses home?”

“Why are you presenting the development as redevelopment of a city centre site, in the online literature? It clearly isn't.”

“Unfortunately, this design looks more like an office block on a business park and residential accommodation in the Woodcote area.”

“To reiterate other comments, the overall height of this development is still out of keeping with the residential area.”

“I agree that pitched roof lines would be more in keeping with the local environment.”

“Very concerned that you use the chimney as a reference point.”

“Do the proposed heights include for mechanical plant rooms and lift overruns on the roofs?”

“Height compared with existing matches to chimney tops not main building. should be restricted to height of main building”

“Reduce the height to six storeys.”

“I am very concerned that you consider the height to the hospital chimney.”

“9 storeys is too high in relation to the rest of the Woodcote Green Road. Rowan House has been an eyesore but is an old eyesore why would you be replacing it with another one?”

“It is very clear that these changes are just immaterial tinkering. What was requested from local residents was a complete redesign. I am very disappointed.”

“No building should be higher than the main roof of the hospital building. There is no way to screen that with landscaping and will be so much higher than anything in the surrounds.”

“How does height of A2 relate to existing York House?”

“Why have these materials and colours been chosen? Why no pitched roof to soften the outline and reflect local character?”

“Hospital Buildings are absolute no bench mark for a residential block of flats.”

“Let’s be honest building A1 is still massive!”

“This whole proposal is completely inappropriate for this site.”

“Why is this development so dense compared to your other developments that have less tower blocks?”

“Why can’t we have pitched roof lines as in a Bath and Walton proposals, rather than austere flat roofs as here?”

“The last picture showed a huge office like building not at all in keeping with the surroundings.”

“1) still too far high compared to local residential property. 2) Increase in traffic caused by the development plus parking - still far to many flats. 3) the design bears absolutely no relationship to the existing housing.”

“The design is so out of keeping with the rest of the area - I agree with the comment about it looking like an office block or a building situated in London. Why is there no movement on overall design style?”

“The Western boundary (residential) currently doesn't have a Rowan House sized building overlooking it but will if your plans are approved.”

“This design is next to listed buildings along Woodcote Green road - how is the architecture of this in keeping with the area? Listed buildings need to jump through hoops to change anything in its character so how can this modern design in full view of the road, be acceptable?”

“Please add end property in Hylands Close as to date not considered.”

“Too harsh for the area around it.”

“Why can't the design have some relationship to the houses next door on Woodcote Green Road?”

“Why not show the heights in relationship to the houses next door on Woodcote Green Road?”

“Rich environment vista for all to enjoy” - nonsense, who will enjoy it? It's totally out of context.”

“What you appear to be doing is replacing an old Nurses Home with new student type accommodation, too close to the road.”

“The aspect you use for the pictures deliberately distorts the height of the buildings.”

“The height reduction is still not enough, you are comparing against the boiler house chimney which is significantly narrower, the new mass will dominate the whole local area. The height is still far too high.”

“Are we now going to be left with a half stripped roof for the foreseeable future which looks unsightly or are you being made to make this look better until a decision is made.”

“A 6 metre reduction is 19 feet approx - that in my estimation is far more than 1 storey if my maths is any good. Please clarify.”

“Still too much aluminium cladding.”

“As a local resident, I am concerned that the proposed development will be too tall and overbearing in relation to neighbouring residences, destroying the spacious green character of the area for ever. Please do not take the height of the existing hospital buildings (not to mention the chimney stack!) as a benchmark for your development plans: residential blocks should be much lower in height if they're to remain in keeping with the neighbourhood and preserve the natural amenity of Millennium Green.”

“It would have been much more helpful if your leaflet had revealed the exact extent of your new intention of "Reducing the overall height of the buildings" - it is not encouraging that you fail to be entirely transparent in this respect. Without these details we can't answer your second question below, which in any event is ambiguous. Are you asking whether we support the new plans or whether we support the concept of reducing the height? There is insufficient detail to enable us to determine whether we support the new plans but we certainly support the vital requirement to substantially reduce the height of the buildings.”

“The proposed height is not acceptable, needs to be no higher than current building. If the heights doesn't exceed 5 stories then local residents might be happier for the re-development.”

“It would appear that you are proposing to reduce the height of the buildings from nine stories to eight. It needs to be reduced to six in the main parts and three in the buildings fronting Woodcote Green Rd. These same buildings fronting Woodcote Green Rd, need to be set back to the building line of the adjacent residential properties. There should be no restaurant or cinema or coffee shop open to the general public, as there is no accommodation for the already under provided car parking. The impact on surrounding roads would be totally unacceptable. You say you want to work with the local community, if that is true then listen and take appropriate action. The concept you are planning is fine, it’s just too big by far.”

“The land should be used for future hospital development. The height of any development should not exceed the height of the hospital building. I am very concerned about additional road usage. You need to meet the needs and concerns of existing residents in the immediate vicinity. I strongly oppose your plans.”

“No more than the existing building, i.e. 4 floors.”

“It is not fitting with the area. Far too high. Not enough parking.”

“Do not know what the plans are. I believe that the buildings should not be higher than the hospital.”

“This exercise is meaningless without specific proposals, e.g. how does reducing the number of homes by 42 translate to reduction in height and setting back of buildings?” Why do you continue to talk up your developments being ‘in the heart’ of towns? This clearly is not the case.”

“Revisions of original plans should: 1) reduce to a max 4 storeys, 2) Reduce Woodcote Green frontage to 3 storeys, 3) Set in boundary to allow 5m buffer, 4) Provide sufficient parking, away from the boundary.”

“Keep replacement buildings within height and overall mass of buildings being replaced (and not tallest building on site) and you will have my support.”

“Reduction of only 42 homes still leave something far too big for the area. Car parking will still be a major issue both for residents, workers and visitors!”

“Reducing 9 storeys to a maximum of 5. Reducing Woodcote Green to 3 storeys set back in respect to the 40 Woodcote Green boundary to allow 5m deep landscape buffer realigning road, and parking away from sensitive residential boundary.”

“This proposed tower block is totally out of keeping with the surrounding residential area. It will generate more traffic and destroy the character of Epsom, not enhance it.”

“Residents need to see plans. Five storeys should be a max height considered. Mature trees will need to be planted.”

“Height of the building should be reduced to 6 not 9 – reduce frontage to 3 not 5 setting in from s-w boundary to allow 5m deep landscape buffer and realigning road and parking away from residential boundary.”

“You mention the height of the buildings but do not say to what height. 9 storey needs to come down to 6 and frontal 5 storey to 3. I didn’t move to this area to be surrounded with multi-storey building. Not happy with the additional traffic this will cause.”

Traffic and Parking

“Traffic review does not include subsequent planning permission within our borough and the neighbouring borough that will substantially increase traffic on Woodcote Road”

“Nowhere in any of your documents have you addressed the sheer volume of traffic that will be pushed onto Woodcote Green Road which will have a significant impact on a road which already suffers from dangerous levels of traffic use.”

“Hear hear to the increased traffic. it is clear that none of you has seen the levels of traffic during a normal day.”

“Some of the traffic management studies were done in the holidays judging by when I saw people taking readings a couple of years ago. October half term I remember one study being taken.”

“The parking spaces along the western boundary will have a high turnover compared to staff parking that parked all day. The impact will be much more serious in terms of noise and disturbance for the adjacent resident.”

“I am 64 and three-quarters. No way would I consider somewhere without parking and a garage. I expect/hope to feel the same way for the next 10 or 15 years.”

“I believe there is a strong possibility that people will be put off living in the development purely on the grounds of lack of parking: even if a resident doesn't own their own car, the lack of parking will make it difficult for family/friends to pop by - something which is crucial to an older person's wellbeing. The APR doesn't lend itself to a quick visit.”

“re traffic - why have you redesign this development with access from the Dorking Road (a main road).”

“Which other "facilities on site" are being planned for transport other than residents using their own cars parked in the car park?”

“You said that car parking entrance and exit will be on Dorking Road. But the map seems to show that they are on Woodcote Green Road?”

“Are you not aware of school / work. / other traffic passing Woodcote green road?”

“Re less traffic on Woodcote road. So what about those who want to drive to use the facilities who don't live on site? I had to ask two lorries during the abortive phase of the prep works to move out of the end of Sunnybank how do you intend to manage this during works as our private parking estate is not a truck stop!”

“Traffic review does not include subsequent planning permission within our borough and the neighbouring borough that will substantially increase traffic on Woodcote Road.”

“Agree with the provision of Car club and minibus service which are necessary additional services for this site.”

“You said there will be "other facilities on site for transport" . You gave one example - a carpool shuttle vehicle.”

“Car use, what about elderly people trying to use the facilities but not residents. With so few visitor and blue badge parking spaces, parking will also be on Woodcote Green Road. How can they use the car pool service if they live in surrounding areas?”

“My parents are over 80 - they wouldn't want to car pool - especially with Covid!”

“Most of the traffic to the hospital is via Dorking road, not via Woodcote Green - so how will traffic reduce?”

“I would like to see that [traffic] survey because I really can't believe that.”

“Your traffic surveys will say whatever you pay them to say. Don't believe it.”

“Prove that traffic will reduce?”

“Older people drive more!”

“Older people drive just as much as younger so numbers wont be lower, visitors? “

“What time did you survey the traffic?”

“Absolute cobblers re over 65s not driving!”

“Do you have pictures of the automatic parking facility. I gather it is a real eye sore.”

“I ask again how many apartments will be in the new proposed plans? It was c. 300 which is a very large number for this site and would have major impacts on traffic and amenities in the area.”

“There is an issue with traffic on Woodcote Green Road already your 'sales pitch' promotes the Nursery, Gym and shops as helping the local community - all of these will add extra traffic. How can this development possibly reduce car use along Woodcote Green Road?”

“Why is access to this site still off Woodcote Road and not the main A24? Traffic is a problem today without increasing it for over 300 new residents which does not include any visitor traffic or commercial traffic to support the whole site.”

“Ok so please answer my question on how this will affect existing levels of traffic which are currently very high.”

“Can I ask if a traffic management plan was submitted before the works that shouldn't have started on site started as construction site traffic management was poor during even this section of the prep work! “

“Still insufficient number of parking spaces - are there plans to change residential streets to resident parking only?”

“Completely insufficient parking being allowed.”

“10 spaces for staff ???? They won't be parking in our private roads as we will be getting them fined . Are you aware of this?”

“Are the car-parking spaces underground?”

“As regards construction traffic, please be aware that when schools are open, there is a tailback all along Woodcote Green Road at the beginning and end of every weekday. Expect delays.”

“There is already a real issue with existing hospital staff and visitors parking in nearby residential streets blocking access to residential drives and blocking delivery access. What are the plans for introducing additional parking to cater for new residents additional staff and additional visitors to the new scheme?”

“Due to the lack of parking available at the hospital there is a problem with cars blocking access to residential drives and blocking delivery access.”

“Precisely and with full detail, what alternative parking arrangements are guaranteed for the hospital to not only replace those that will be lost, but also to enhance the current parking accessed from Dorking Road which has regularly led to serious delays and in inconvenience in Dorking Road caused by the long queues that build up in both directions while traffic queues on the A24 to gain access to the hospital's main car park, sometimes back into Ashley Avenue.”

“Increase in traffic congestion. Hospital buildings should be used to support patients/staff/accommodation. Profit should not be the main motive.”

“Main concern is the additional traffic on the access road, and car parking spaces within the development. This will affect the private road I live in.”

“There is no mention of parking. As a nearby resident we suffer from hospital parking. Gyms, cafes, nurseries are only going to add to the problem. Visitors, staff etc. The plans I saw did not deal with this. This should be answered.”

Building position and landscaping

“Why have you not increased the distance between the buildings on the western boundary (A2) and Digdens Rise properties? Also, a 1.2m reduction in A2 is far too small.”

“Thanks for trying to answer my question, but the distance does not seem to have changed to Digdens Rise. I think this is a major flaw in your plan.”

“I still don't understand why you have not mentioned the western boundary, and especially the distance to properties on Digdens Rise, when that was a key reason why the first application was rejected by the council.”

“Western Boundary - also no mention of properties at the end of Hylands Close, one of which directly adjoins the site. To date nobody from either GL or the council planning team has visited to assess or consider the negative impact that these plans will have: privacy, right to light etc.”

“Absolutely no mention of the western boundary with Digdens Rise. A 1.2m reduction in height is insufficient when backing onto a residential street. Also, no mention of an increase in distance between the western buildings and properties on Digdens Rise.”

“Is the south west building fronting Woodcote Green Road an neighbouring number 40 now further from number 40's property boundary or does the distance remain unchanged?”

“Still far too close to Digdens Rise.”

“Trees can't hide a building of that height.”

“Residents of Digidens Rise will have to look at the biggest of these buildings, will the landscaping involve evergreen trees .. deciduous trees will mean for 6 months of the year, we’ll have to look buildings that look like they should be in Canary Wharf.”

“There needs to be more than just a 2m deep strip of landscaping.”

“How can landscape screening block out an 8 storey tower block overlooking someone’s garden? That’s a very big tree!”

“Will the trees be deciduous and bare in winter months thereby revealing the rather brown facade, or evergreens and covering the facade year round? Brown brick, brown aluminium plus dark window frames is possibly too bland.”

“We are particularly concerned about the proximity of the building to our house. The original plans had this at 7 metres from our boundary line. I have seen no mention of any intention to increase this distance. We are extremely worried about the level of overlooking and impact on our privacy. We would appreciate some consideration being given to our concerns.”

Need

“Oakmead Green, a superior development, always seems to have apartments for sale, and is a stone's throw away.”

“What proportion of the residents do you anticipate coming from the Epsom Borough area as much play is made on releasing housing stock to help housing needs?”

“We have numerous retirement housing in the area unfilled. Permanent for sale signs. There is not the demand in Epsom.”

“Why does a 'later living' development need a nursery? In fact why does it need any commercial/retail units on the site? Epsom town centre is a few minutes away.”

“What makes you believe that seniors will want to live in high density housing given that the C-19 death rate has been highest in senior living accommodation?”

“Do the over 65s actually want to live in high rise tower blocks?”

“Why would elderly residents want to live in high storey accommodation on a hospital site? Epsom is awash with empty retirement housing.”

“If you are so sure that there is a need for this type of living, why is it that none of your applications have been accepted by local councils (Epsom, Elmbridge and Bath) - they have all been rejected on the grounds of scale, mass and insufficient parking? Your vision just doesn't fit in with what local residents want or need.”

“What's research have you done to assume there is need for another nursery in Epsom. Is this not contradictory to what you said earlier about population changes?”

“Why do you think that older people want to move into smaller flats?”

“It is a good idea but in the wrong place. The hospital needs a place for people to recuperate so that beds are not occupied in the hospital. Nurses need really affordable housing. Hospitals don’t need all the noise/fumes/extra traffic. This should be quite place and peaceful.”

General

“Where are you saving the 42 units?”

“It’s all about 3 major things: 1) still too far high compared to local residential property. 2) Increase in traffic caused by the development plus parking - still far to many flats. 3) the design bears absolutely no relationship to the existing housing. As someone said earlier. it looks like it was designed for Canary Wharf.”

“If the buildings are being demolished why have replacement windows been put in?”

“But will you respond to all of the comments?”

“Listen - as someone who has been involved in developing, designing and building major government and MOD facilities, this still doesn’t explain why you didn’t plan the entire development was not drawn up and proposed to us with artists' drawings before you started construction?”

“How much are these units going to cost our elderly residents to buy and how much maintenance/service each year on top? My recollection was that it was massively expensive.”

“How many people lived/used the existing buildings, and how many people will live/use the revised development and the original development?”

“Tim's figures seem incorrect. I thought I saw a reduction of 42 units not 32 and the original figure wasn't right either.”

“Please can you add York house (the current nursing accommodation) facing Digdens Rise into your plans to show proposed against existing.”

“At the pre-application stage you were proposing 300 units inc 30 for key workers. How many are you now proposing?”

“Total disregard for local views and local democracy.”

“Woodcote Lodge is a fairly new building - it was a doctor's residence. So how is it that it was structurally unsafe?”

“What is the project timeline?”

“You are appealing the original scheme. So what is the point in me listening any more to this presentation?”

“The planning officer's views are irrelevant. That's why we have a planning committee - it's called democracy”

“So, you've heard the genuine views of the community and intend to appeal, notwithstanding all of that and all of this comment. If you had bothered to properly consult - no one got in touch with me after the road show. You may have worked to try to resolve the issues, but clearly you haven't. Please don't patronise us.”

“You have clearly not resolved the issues I cannot see any supporting comments tonight. You had 600+ objections last time around.”

“What studies have been done to see how this design sits in a post Covid world. Goes against everything we see as now sensible. This is dangerous and a Covid like virus would go through residents very quickly with horrible effects.”

“How do the fire emergency services access the large west block at the rear?”

“How will (elderly/ less mobile) residents be evacuated from upper floors if there is a fire?”

“You are working hard with local communities, then why is it that all your plans are rejected?”

“How many apartments will there now be in the new proposals?”

“What guarantees can you give us that if you can’t sell properties that you will reapply for this to be used as housing for all ages?”

“Can you let us have copies of this research please regarding impact on GP services, hospital beds etc.”

“Are these figures pre COVID that your are stating?”

“Why was there not a full consultation with such drawings and artists' impressions at the outset?”

“What is the maximum number of residents who maybe under 65?”

“This questionnaire has been deigned in such a way as to elicit support for the scheme without providing the detail on which to comment. There are no specific plans i.e. no quantification of reduced height or amount of set back, nor whether the building line with 40 Woodcote Green Road will be met or whether the setting in from s-w boundary to allow 5m deep landscape buffer and realigning road and parking away from sensitive residential boundary will be included.”

“Thanks for the webinar this evening. While a helpful event, could I suggest that, for future events, you include a more balanced panel - it should include representatives of the local community at least - otherwise it looks like you are paying lip service to the idea of consultation/engagement. The chat comments from those listening indicated a high degree of frustration with the responses they were hearing.”

“The continuing existence of Epsom Hospital has been in contest for many years and its closure has become ever more likely. Such closure would make the relevance of the later living community and its position next to the hospital less than significant. The provision of vehicular access and parking for residents, workers, and doctor services is inadequate.”

“What is the project timeline?”

“Insufficient information.”

“Don’t appeal your first application. It will do your company’s reputation immense and long lasting damage.”

“If you want community support be open and honest – reduce to what height? These are lions or crucifix questions. You are not winning use over.”

“There is not sufficient detail regarding the revised height changes and other revisions to be able to provide more meaningful feedback/support on this building.”

Construction

“You are not dealing with construction traffic and this is very evident from the works carried out to date.”

“Why has construction begun without planning permission?”

“You've taken the roof tiles off so the rain comes through - how is that safe and sound?”

“Can you ask your contractors to read these reports as they don't appear to be abiding by them!”

“Why have you started work already?”

“How long from start to completion will this construction take? I'm thinking heavy lorries/ construction noise etc”

“I agree how has construction taken place before permission? Please explain.”

ANNEX II:
WEBINAR
PRESENTATION.

GUILD LIVING at EPSOM

Community Webinar January 2021

Planning Re-Submission

January 2021

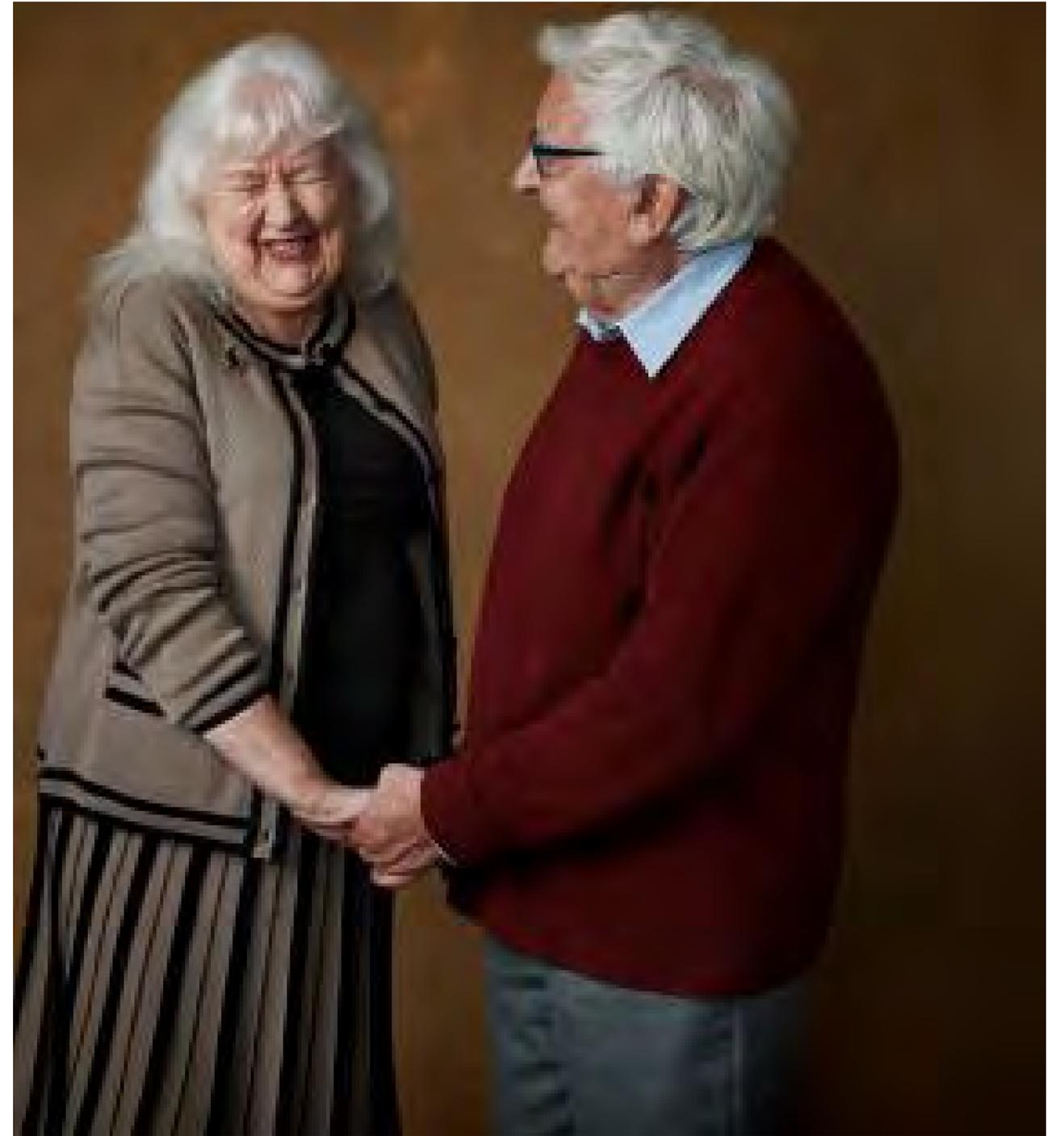
1.0

Introduction
Guild Living - Overview



TODAY'S **AGENDA.**

- 1 ABOUT GUILD LIVING
- 2 PROPOSED CHANGES TO OUR PLANS
- 3 BENEFITS
- 4 Q&A



ABOUT GUILD LIVING.

- We are passionate about **Later Living** – but not as you currently know it.
- Delivering **innovative** ways to live independently in the heart of towns and cities.
- Led by global academic research and backed by **Legal & General**.



1.1

Introduction
Guild Living - Overview**Proposed Design Changes****1 Building Height****RESPONSE**

- Overall building heights reduced.
- Height of proposed building facing Woodcote Green Road reduced and set back. character, townscape and amenity.

2 Building Position & Landscaping**RESPONSE**

- Increased building set backs to Woodcote Green boundary.
- Enhanced landscape buffer and tree planting towards Woodcote Green Road.
- Improved connections through the site with additional public realm.
- Increased and improved landscape buffer to sensory garden roof edge.

3 Building Design & Materials**RESPONSE**

- Reduced building heights to align with the hospital.
- Changes to material palette to enhance local context and townscape.

4 Traffic & Parking**RESPONSE**

- 156 car parking spaces.
- 132 blue badge compliant, valet parking spaces.
- EV charging provided to 40% of parking spaces.
- Car clubs are provided for the revised scheme.
- Provision of a minibus service to reduce car use.

1.2

Introduction Guild Living - Overview



COMMUNITY
PLAZA



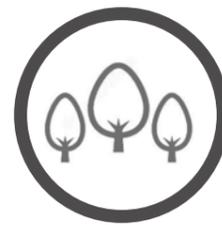
329 UNITS



155
CAR PARKING
SPACES



AUTOMATIC
CAR PARK



5,000 sqm
LANDSCAPE
AREAS



NURSERY



RETAIL



PUBLIC FACIL-
ITIES



WELLNESS
CENTRE



NEW JOBS

REVISED PROPOSAL SUMMARY:

- **305 USE CLASS C2 APARTMENTS**
- **24 USE CLASS C3 NHS KEYWORKER APARTMENTS**
- **NURSERY RETAINED**

3.0

Proposed Design Changes Height: Proposed Height Reduction

1

Overall building heights reduced to ensure the revised proposal is below the height of the hospital building.

2

Height of proposed building facing Woodcote Green Road reduced and set back to protect against impact on local character, townscape and amenity.

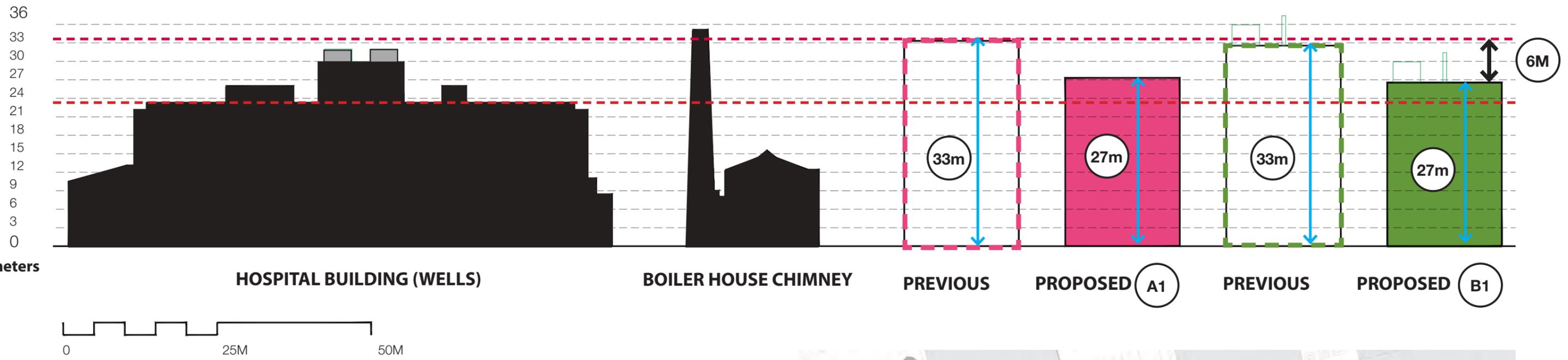


PROPOSED ROOF PLAN



3.1

Proposed Design Changes Height: Comparison

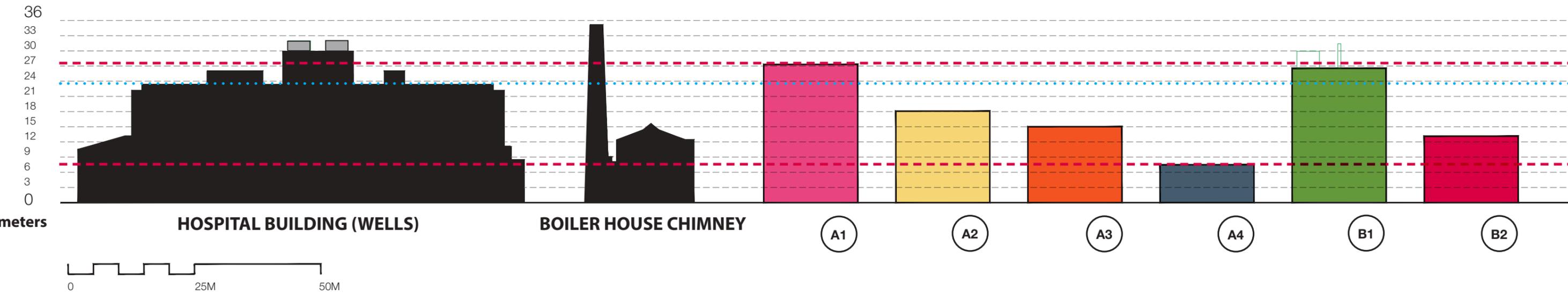


6M
REDUCTION IN
HEIGHT TO
A1 & B1



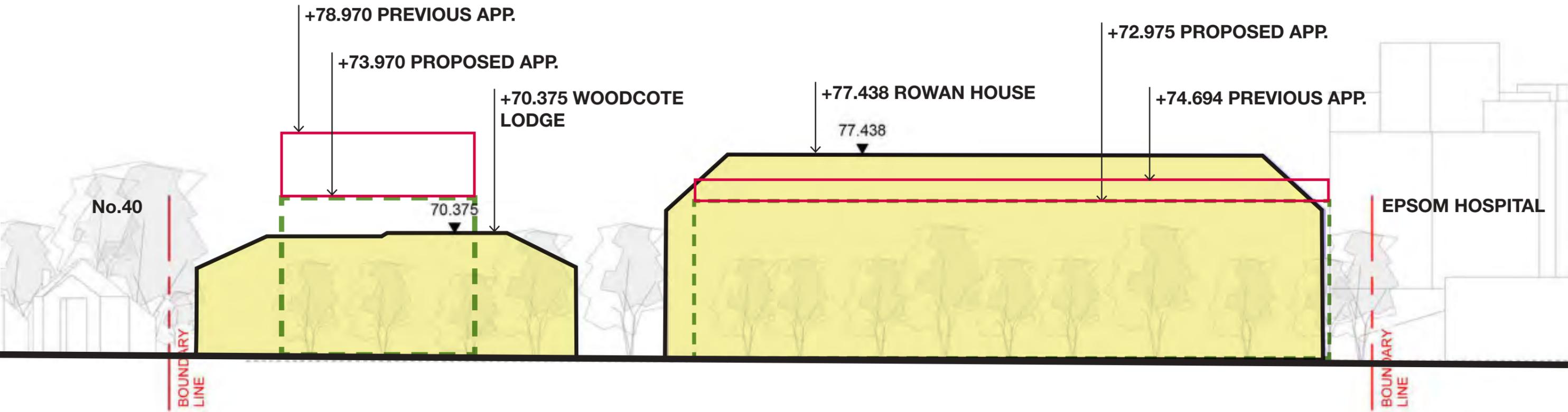
3.2

Proposed Design Changes Height: Comparison



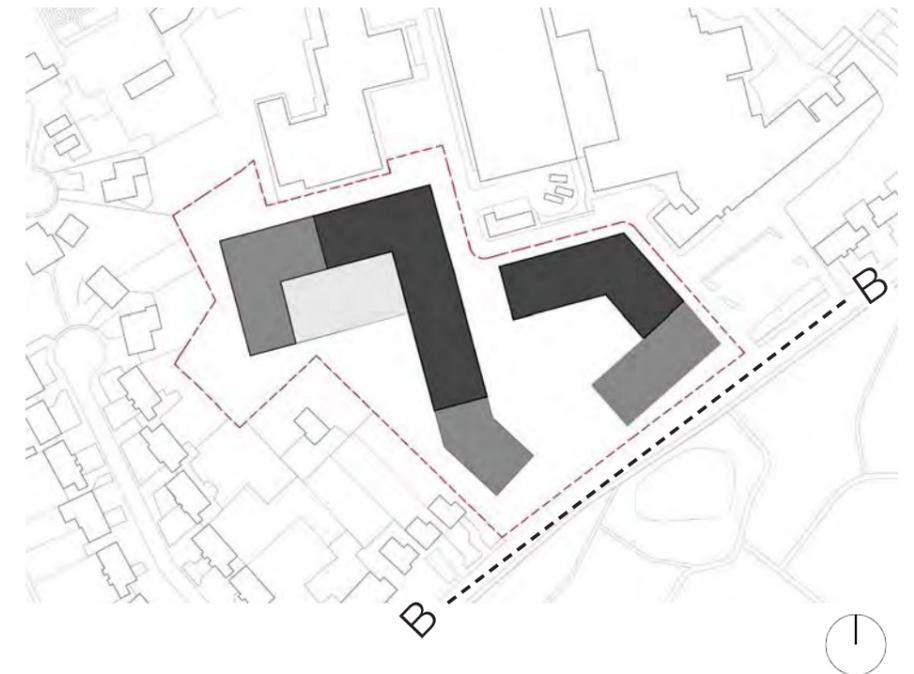
3.4

Proposed Design Changes Height: Massing & Context



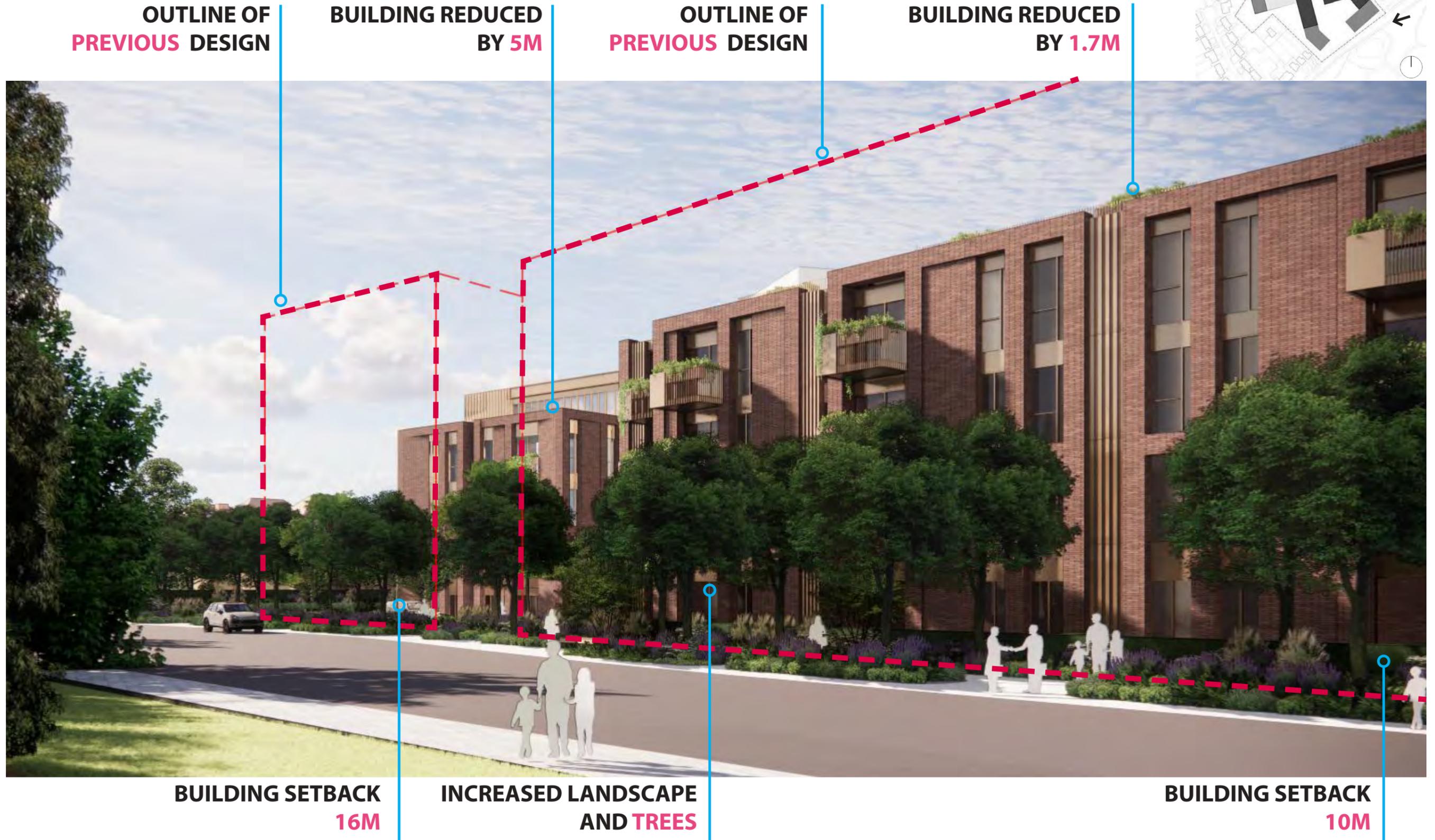
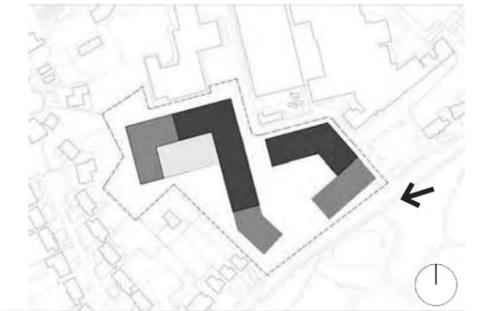
HEIGHT STUDY: WOODCOTE GREEN ROAD ELEVATION B-B

- EXISTING BUILDING
- PROPOSED APP. MASSING
- PREVIOUS APP. MASSING



3.5

Proposed Design Changes Height: Woodcote Green Road - Looking West



OUTLINE OF PREVIOUS DESIGN

BUILDING REDUCED BY 5M

OUTLINE OF PREVIOUS DESIGN

BUILDING REDUCED BY 1.7M

BUILDING SETBACK 16M

INCREASED LANDSCAPE AND TREES

BUILDING SETBACK 10M

4.0

Proposed Design Changes

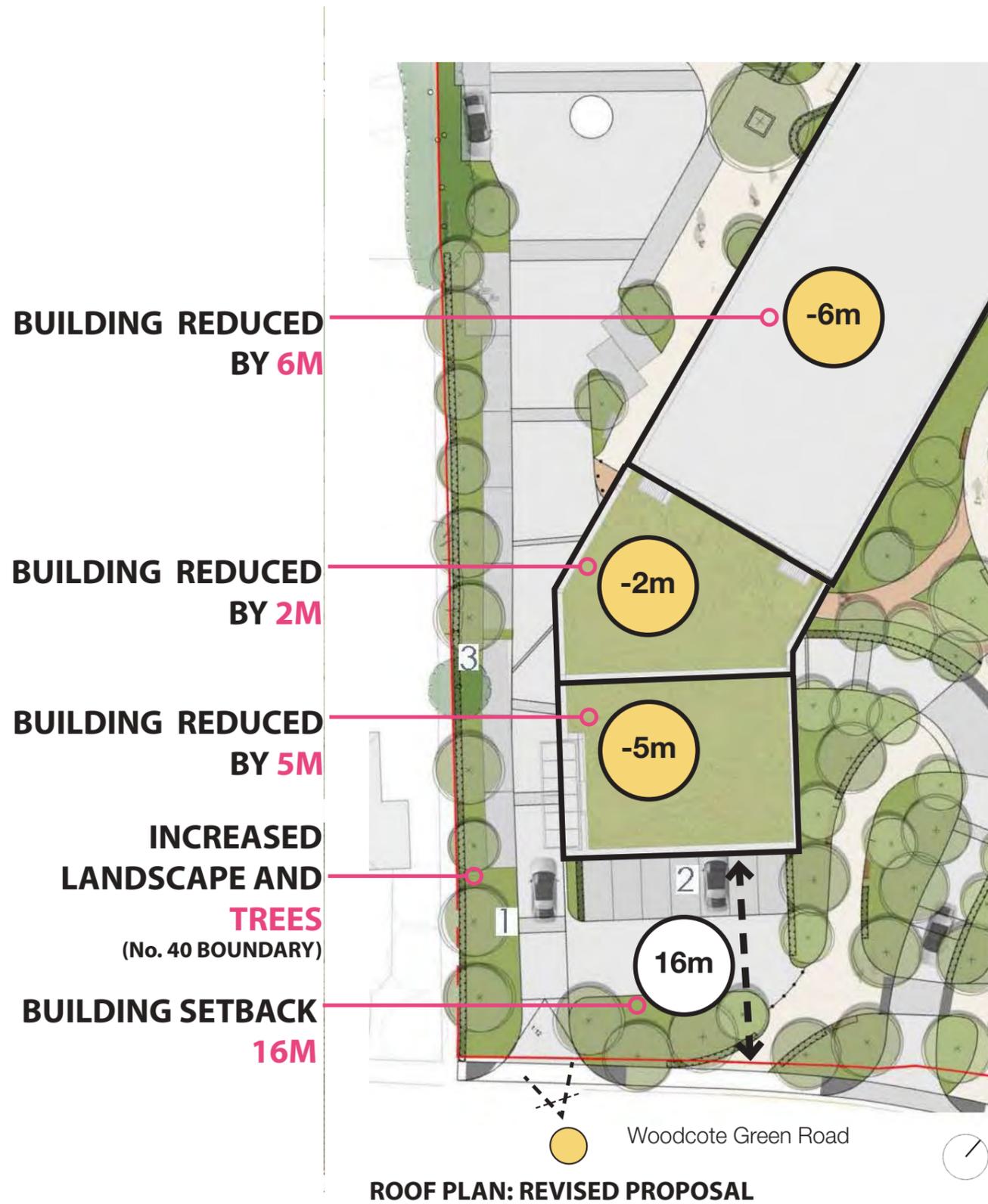
Building Position & Landscaping: Height, Setback & Landscape



4.1

Proposed Design Changes

Building Position & Landscaping: Western Boundary - Landscape Enhancements



PROPOSED 3D VIEW OF VEHICULAR ENTRANCE



EXISTING NEIGHBOURING BOUNDARY

113
 PROPOSED
 MATURE / SEMI-MATURE TREES

4.2

Proposed Design Changes

Building Position & Landscaping: Southern Boundary - Landscape Enhancements



INCREASED LANDSCAPE AND TREES

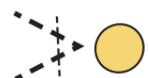
INCREASED LANDSCAPE AND TREES



PROPOSED WOODCOTE GREEN ROAD PLANTING PLAN



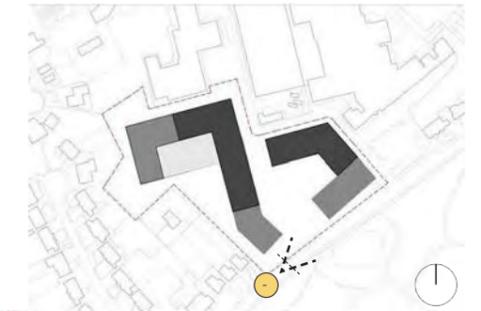
3D VIEW MATURE BOULEVARD TREE PLANTING ENHANCE THE PAVEMENT EXPERIENCE



4.3

Proposed Design Changes

Building Position & Landscaping: Existing Woodcote Green Road



No. 40

EXISTING TREES ON No. 40 PLOT

EXISTING WOODCOTE LODGE

EXISTING ROWAN HOUSE

EXISTING TREES ON SITE

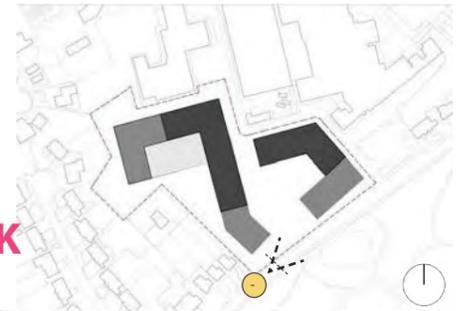


EXISTING VIEW - LOOKING EAST ALONG WOODCOTE GREEN ROAD



4.4

Proposed Design Changes Building Position & Landscaping: Artist's Impression - 3D View



BUILDING REDUCED BY 5M AND SETBACK

BUILDING REDUCED BY 6M

OUTLINE OF PREVIOUS DESIGN

BUILDING REDUCED BY 1.7M AND SETBACK



3D VIEW - LOOKING EAST ALONG WOODCOTE GREEN ROAD

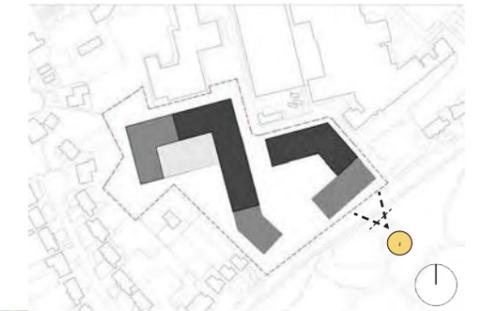


INCREASED LANDSCAPE AND TREES

4.5

Proposed Design Changes

Building Position & Landscaping: Artist's Impression - 3D View



**BUILDING
REDUCED BY 5M**

**BUILDING
REDUCED BY 6M**

**BUILDING
REDUCED BY -1.7M**

**OUTLINE OF
PREVIOUS DESIGN**

**BUILDING
REDUCED BY 6M**



3D VIEW - LOOKING NORTH FROM WOODCOTE MILLENNIUM GREEN

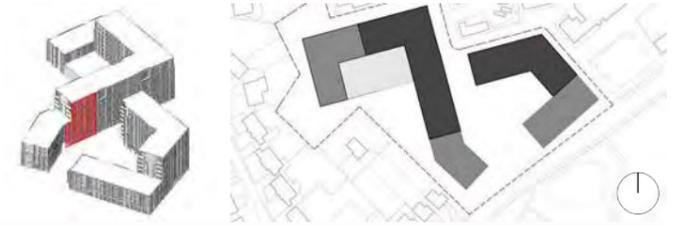


**INCREASED LANDSCAPE
AND TREES**

5.0

Proposed Design Changes

Design & Appearance - Facade Bay Study West Block Elevation Detail



1

Reduced building heights to align with hospital and reduce impact to neighbouring properties

2

Changes to proposed material palette to enhance response to local context and townscape



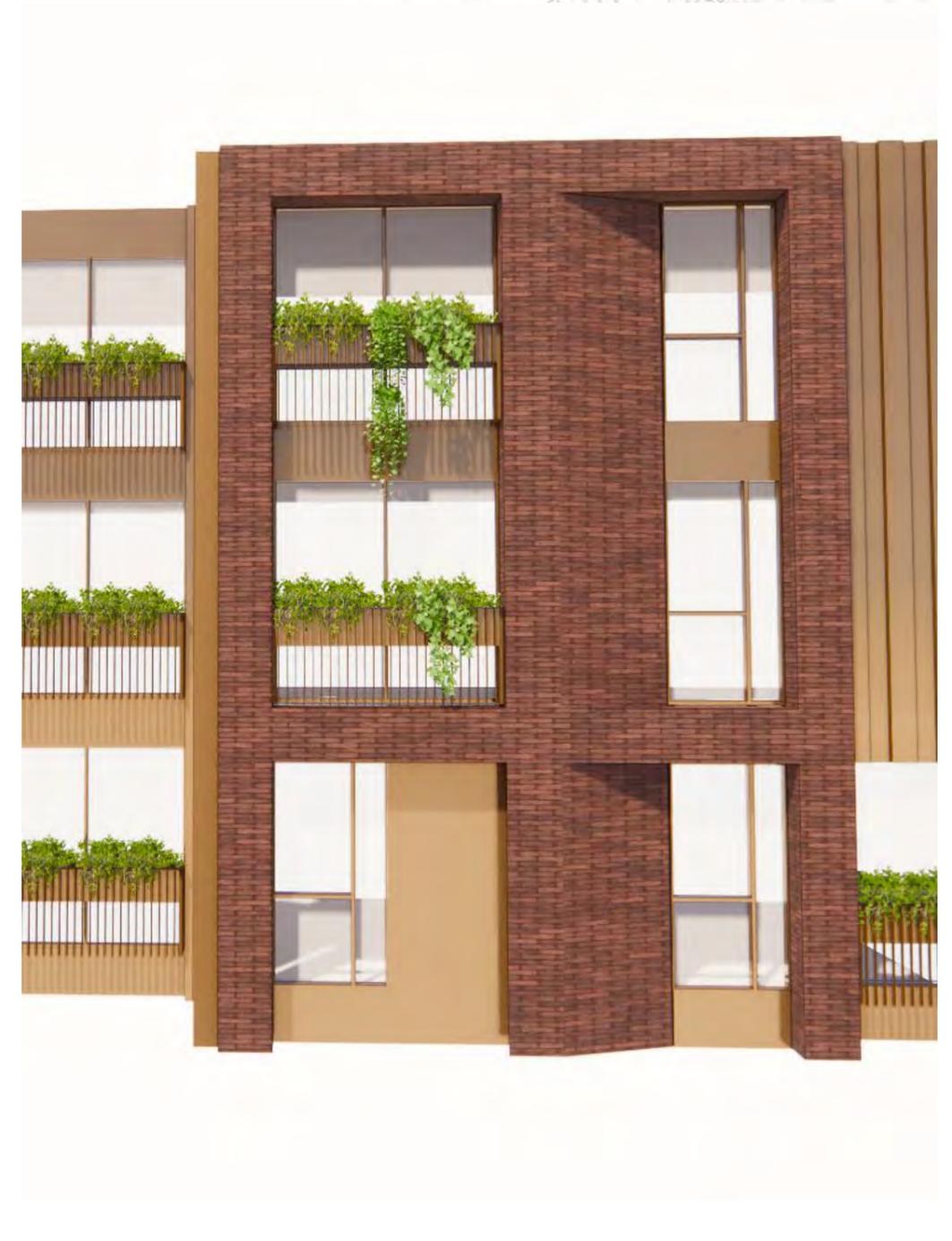
75% BRICKWORK & GLASS



25% BRONZE PPC ALUMINIUM CLADDING WITH STANDING SEAM



3D VIEW - FACADE BAY STUDY



3D ELEVATION VIEW - FACADE BAY STUDY

6.0

Proposed Design Changes Traffic & Parking: Parking Strategy

- 1 156 Car Parking Spaces
- 2 132 concierge/valet spaces are blue badge compliant
- 3 EV charging provided to 40% of parking spaces
- 4 Car Cubs are provided for the revised scheme (Two serving the development and one for general public).
- 5 Provision of minibus to reduce reliance on car use



● CYCLE PARKING	● VEHICULAR PARKING AT GRADE	● EXISTING NHS ACCESS ROAD
● MAIN VEHICULAR ENTRANCE	● INTERNAL CAR PARK	(BUS STOP OPPOSITE NHS CAR PARK)



148,071

More people aged over 65
living in Surrey by 2041.

Surrey County Council, 2019

112,200

Over 75s within 10 miles of
Epsom Hospital

**Carterwood Report, Planning
Needs Assessment, 2019**

LOCAL NEED.

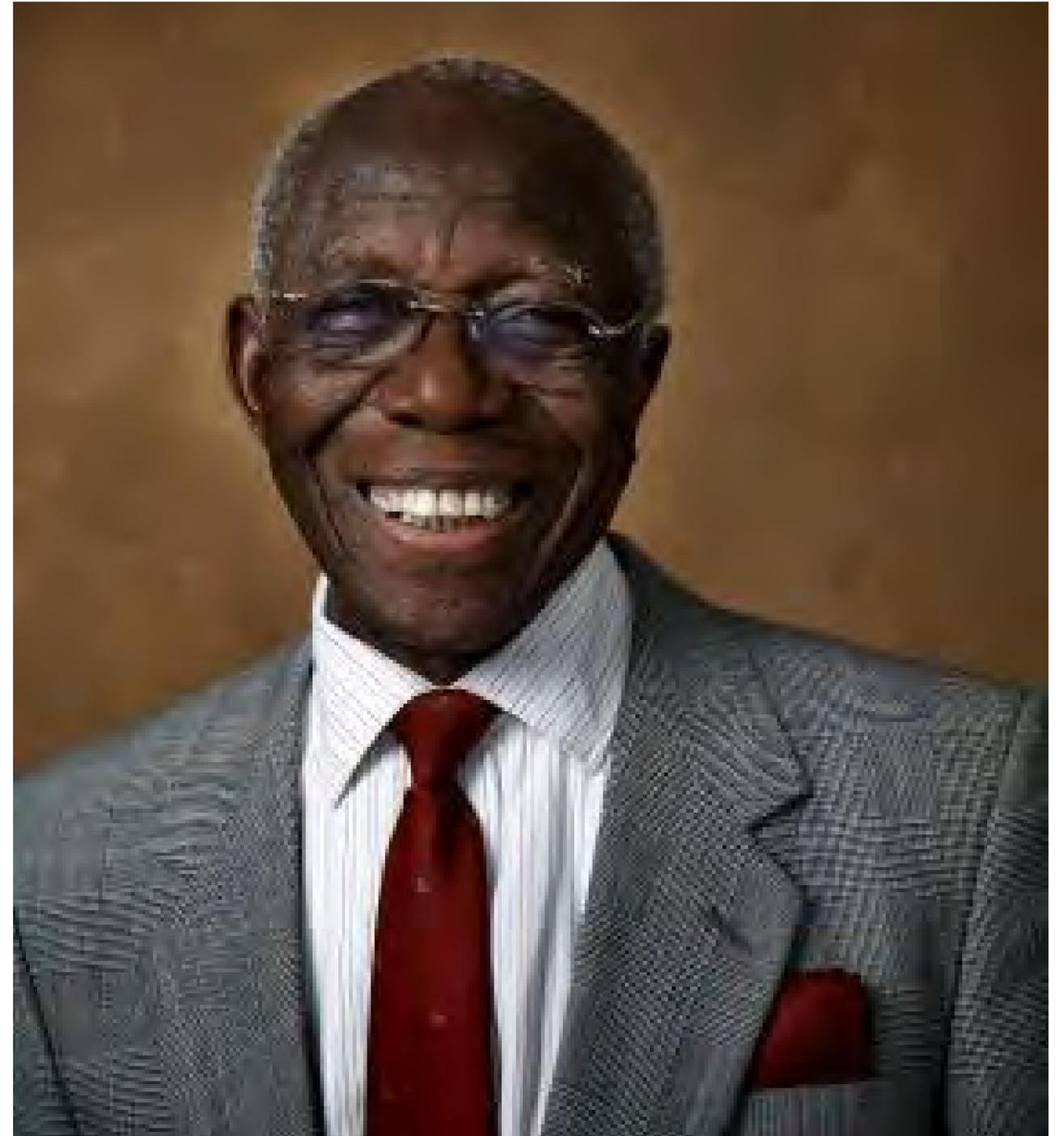
Our Plans Will:

- Address a pressing need for specialist accommodation for older people in the local area.
- Contribute 292 units towards the Council's housing supply requirements, protecting the green belt from development.
- Free up other sectors of the housing market by releasing much-needed family housing

REDUCING PRESSURE ON SERVICES.

Research has shown extra care communities:

- Reduce visits to the GP by **50%**
- Reduce the chances of a hospital over-night stay by **80%**
- Reduce overall NHS spend by as much as **40%**





ECONOMIC BENEFITS.

- **Additional Resident Spending: £2.2m** (more likely to spend locally)
- **More than 80 jobs created** within the later living community
- **20 jobs** created in the local area
- **£22.4m** – operational GVA



ANNEX III:
SCI 2019.