

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

20 February 2014

Mr Mark Berry BA(Hons) MRTPI DMS
Head of Planning and Building Control
Town Hall
EPSOM
KT18 5BY

Dear Mr Berry

PLANNING APPLICATION 13/01332/FUL
NESCOT ANIMAL HUSBANRY LAND
150 UNIT CARE HOME

This application relates the part of the animal husbandry land not proposed for housing development. I therefore attach a copy of my letter about the housing land containing general comments about the development of this area, many of which apply equally to this application.

This application is for a Goodman Group Senior Living Community, comprising 90 assisted living suites, 36 memory care suites and 24 nursing care suites, totalling 150 senior residents. There would also be 150 full or part time staff with some 45-50 being on duty at any one time. It is not clear how many, if any, would live on site. There would be parking for 60 cars and a minibus as well as a drop off area. The demand for parking is likely to be mainly from staff and visitors but in view of the number of staff living off site it may well prove to be inadequate. We understand that this may be first home to be opened in this country by the Goodman Group which is stated to be a family run organisation with 33 similar establishments in the USA.

A Planning Needs Assessment is quoted and a significant latent need seems to have been found. This has been challenged by local objectors and needs to be checked.

In terms of design, the scheme shows imagination and sensitivity with interesting landscaping and features appropriate to the use.

If the development of this land is to be approved in principle and if the need for a care home of this nature is adequately demonstrated, we would see no objection to this proposal which is well designed and of satisfactory appearance.

Yours faithfully

ALAN BAKER FRICS
Vice Chairman

cc Nonsuch ward councillors