



# Epsom care home plans

6 November 2023



Plans for a care home on the site of a former police station could finally be decided next week. An application for an 86-bed care home for people with dementia in Church Street should have been decided at a cancelled planning meeting in April.

Now Epsom and Ewell's planning committee is set to make a decision on Thursday, November 9. Councillors will also decide whether or not to approve an application for another care home, on a site where Lidl failed in their bid to build a new store.

The Church Street plans, with the Church Street Conservation Area wrapping around the south and west ends of the site, have been scaled back from the previously submitted 96-bed application.

An officers' report shows the building height has been reduced by one storey, after concerns were raised by planners about the impact it could have on the conservation area, designated heritage assets and trees on the site.

The conservation area includes contains 20 listed buildings including the grade II\* St Martin's Church, The Cedars and Ebbisham House.

With 31 car parking spaces in total, the application would not meet Epsom and Ewell Borough Council's parking requirements.

But officers described the site as being in a "highly sustainable location" close to public transport and with the possibility of parking in nearby public car parks.

They have recommended councillors approve the application.

The applicant's design and access statement said the developments objective, among others, were to: "Create a facility of excellence in the care and support of local people living with residential, nursing, dementia and respite care needs."

The future of the site of the former Organ and Dragon pub, in London Road, Ewell, will also be debated at the meeting.

The now-empty site has two approved planning applications on it, one for a development of 45 flats and one, approved in October 2022 for a 70-bed care home.

Also recommended for approval, the latest application is for a larger 81-bed care home, with an additional storey having been added to the plans, making it five storeys at its highest.

Plans also include car and cycle parking, an ambulance and deliveries bay, a widened pavement and a new pedestrian crossing at the busy junction of London Road and Ewell Road.

The layout of the site is "virtually the same" as the previously approved applications, according to an officers' report.

The report said that since the previous scheme was approved, other providers had come forward expressing interest in additional beds which removed previous limitations under plans for a single care home provider.

When the previous application was approved, councillors raised concerns that the applicant did not have experience running care homes, though this is not a requirement when considering a planning application.

Image: Plans for the former Epsom police station and ambulance station site in Church Street, from Design and Access statement. Credit: Hunters

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