



FAO Keswick Care Home Site Consultation,
On behalf of Surrey County Council.

Submission by email.

Registered Office:
Bookhams Residents' Association
11 Church Road
Great Bookham
KT23 3PB

Planning correspondence by email to:
- Planning@bookhamresidents.org.uk

21st September 2026

Dear Sir,

Consultation: Outline design

Location: Keswick Care Home site, Eastwick Park Avenue, Great Bookham KT23 3ND.

Whilst the Bookham Residents Association welcomes the principle of the site being re-purposed following the closure of the care home, we do have concerns and questions. In terms of briefing, we have taken into account the information placed online together with responses at the online consultation on 17/9/26, which several of our committee joined. We are aware also that the issues below reflect those expressed by members and residents in the affected area.

- The proposal is for a building that is 4 storeys on the southern side, stepping down to 2 on the northern facade. All of the buildings in the vicinity are two storey or bungalows, so the massing is completely out-of-keeping with the location. Policy BKEN2 part (c) of the Bookham Neighbourhood Plan mandates that new structures must respect the "style, scale, and massing" of existing and surrounding neighbours and Policy EN4 in the Mole Valley Local Plan would be breached similarly. The development will dwarf the homes opposite and these will not be shielded by the mature trees year-round as leaves drop in the autumn leaving them exposed. It will overshadow, impacting access to light. Although the northern facade is proposed as two storeys the impression of mass, when walking south on Eastwick Park Avenue, will remain that of a four-storey pyramid.
- The understanding prior to the online consultation on 17/9/26 was that the occupancy would be a mix of residents seeking affordable housing and those with long term mental health needs but not requiring the level of residential care and supported living provided at other local facilities. In the online consultation it was stated that the mental health needs' accommodation would be both "25%" and "5-6 units". If the total is 30 units, both statements cannot coexist (25% of 30 would be 8 units). Therefore, the affordable tenancies may be 22 - 25 units.
- Whilst questions were raised in the consultation over the mental health needs of patients, we are aware that there is significant concern locally over the nature of these needs and how they are risk assessed. Unfortunately, this has been heightened within social media, leading to some incorrect conclusions; where there is clear information available, we can assist in ensuring the understanding is correct. The response on 17/9/26 that the risk assessment would be "in the usual way" gives no reassurance when the site will be developed by a partner, management may be transferred to a social housing partner and there is a risk of the site being sold if the new Unitary

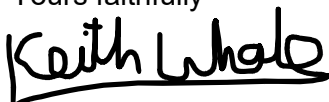
Authority was so minded in the future. More information on the nature of these tenancies, the range of disabilities, the support provided and its oversight may help allay concerns.

- All of the units will be tenanted so one must expect churn in occupancy. The expected duration of the social housing tenancies or the likely tenant groups was left unanswered. In relation to parking, it was stated that “not owning a car” may be a condition of some tenancies. A tenant signing up that they will not buy a car will ensure nothing if they find they need a car (or two for a working couple) to commute to work as the local public transport connections are poor; in such instances, the car(s) will be street parked where it is at a premium already.
- The proposal is for 15 parking spaces. Applying the normal SCC parking standard of 1 space per 1-bed unit, the minimum for the affordable accommodation will be 22 spaces. Applying the standard or 0.5 per unit for sheltered housing to the mental health needs accommodation, yields a further 4 spaces (based on 0.5x 25% of 30 units); residents with a number of low-level mental health needs might conceivably drive. This totals already 26 spaces with no account being taken of visitor or carer spaces. Parking is at a premium locally with the extended double yellow lines and the allocation of spaces to residents and users of the surgery. We understand that this matter will be deferred until the reserved matters planning application. We disagree that such a fundamental shortfall should be left until reserved matters since remedying it may render the current scheme non-feasible within the envelope of the site or the cost parameters; it was stated on 17/6/26 that underground parking had been dismissed as too expensive.
- Neighbouring properties, Eastwick School and the Scouting Centre will be overlooked by the apartments. The school extended its perimeter fencing in the past to prevent overlooking from neighbouring properties and pedestrians, but this will be rendered inadequate.
- Whilst it was suggested that all units would be inward looking into the courtyard, it was shown in the consultation that all unit are dual aspect so have also outward facing windows. The proposed screening is trees, but taller trees take years to mature and deciduous varieties have leaf drop in the autumn meaning that there will be no effective screening. If trees are proposed as the method of screening, this may mean that the screening is effective only 50% of the year (or less if we have continued hot summers with earlier leaf drop).
- The site is adjacent to a school and a scouting centre. It is not evident that due consideration has been given to Policy EN4 of the Local Plan and the requirement “to take into account the suitability and compatibility with nearby uses”.

Noting that this consultation is regarding only massing, scale and layout, we have refrained from commenting on issues which will be detailed in the reserved matters applications, such as:

- The development will be required to demonstrate compliance with the Local Plan's requirements for biodiversity and natural assets, including Policies S5 and EN9 and the statutory Biodiversity Net Gain requirements.
- Traffic flows, access and the Construction Traffic Management Plan.

Yours faithfully



K Whale, Chairman Planning Sub Committee.