

Community Consultation for Proposed Care Home for Land at Randalls Road, Leatherhead

1 WELCOME / ABOUT ASPIRE

A proposed new care home for Randalls Road, Leatherhead



Welcome to our public consultation

Aspire LPP is pleased to share its emerging proposals for a new care home on land at Randalls Road, Leatherhead.

We are at an early stage in the process and would like to hear the views of local residents, businesses and other stakeholders before submitting a planning application to Mole Valley District Council.

Your feedback will help the project team understand local priorities and consider how to refine the proposals as the scheme progresses.

The proposed care home would meet a need for additional care accommodation for the UK's and Letherhead's growing population of older people.

There will be a 32% increase in Mole Valley residents aged 65+ by 2037. There are currently 151 beds required now in Mole Valley, with 105 beds needed within a 3-mile radius within the next three years.



About Aspire LPP

Aspire LPP is a specialist residential care home developer, dedicated to delivering bespoke care homes for leading care operators across the UK.

Each home is tailored to meet the operational needs of its provider, helping to create high-quality care environments for residents, staff and visitors.

Aspire is committed to designing developments that respect local character and architectural style, while supporting care provision within the community.

OUR COMMITMENT



People First

Create a safe, comfortable and dignified environment for future residents by providing high-quality care environments for residents, staff and visitors.



Bespoke Design

Our bespoke designs are tailored to resident and operator needs whilst respecting the local character of the area and its surroundings.



Sustainable Development

Our care homes incorporate sustainability via landscaping, biodiversity enhancements and renewable technologies whilst also providing an attractive place for residents and visitors to use.



Support Communities

Purpose-built care homes provide services on-site and help reduce pressure on local health services but also provide employment and wider local benefits.



Thank you for taking the time to get involved and help shape this exciting new development.

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SITE CONTEXT

The site and its allocation



SITE CONTEXT AND LOCATION

The site is located to the south of Randalls Road in Leatherhead.

The site is within the settlement boundary and is well-related to local services, public transport connections and the wider Leatherhead community.

As a care home is a place for people to live, it is a suitable use within the residential allocation.

SITE LOCATION



KEY

- Leatherhead Station
- Bus Stops
- Clinic/GP Surgery
- Supermarkets and Convenience Stores
- Leatherhead Trinity School
- Site Outline within allocation
- Allocation Outline



SITE ALLOCATION

Mole Valley has prepared a Local Plan to make sure that new homes are built in a co-ordinated and sustainable way, rather than through ad hoc development. The Plan allocates land for housing in the most suitable locations taking account of transport links, local services and environment constraints.

The site is already allocated for development in the Mole Valley Local Plan for 44 dwellings under Policy DS50. As a care home is a place for people to live, a new care home is a suitable, appropriate and efficient use of the land.

POLICY DS50: 36-69 RANDALLS ROAD, LEATHERHEAD
Allocated for: RESIDENTIAL

Site Area (ha):	15ha
Indicative Capacity:	44 dwellings
Policy Map Designations:	Built up Area Within 5-7km of Thames Basin Heaths Special Protection Area (SPA)
Relevant Planning History:	MO/2017/1499 - Permission for removal of boundary wall, compensatory landscaping and new access



KEY POINTS



ESTABLISHED DEVELOPMENT PRINCIPLE

The site is already identified for residential development, so the principle of developing the land has already been accepted through the Council's own Local Plan process.



SUITABLE RESIDENTIAL USE

A care home is a residential use in character and would sit comfortably within an allocated residential site.



WELL-RELATED TO LEATHERHEAD

Located in the settlement boundary, the Site benefits from convenient access to local services, public transport and community facilities, supporting easy day-to-day living for residents and visitors.



CLOSE TO EXISTING NEIGHBOURHOODS

The location enables older residents to remain within their community, maintaining connections with family, friends, and familiar surroundings; supporting wellbeing and continuity of care.



WITHIN THE SETTLEMENT BOUNDARY

Being inside the defined Urban Area, and allocated for new residential development by the Council, means that the principle of development is supported and aligns with planning policy to ensure that the area grows in an appropriately planned way.



LOWER EVERYDAY IMPACTS

Compared to traditional housing, a care home for elderly people and those in need of care creates fewer daily traffic movements, parking pressures and demand for school places, offering a more managed and balanced form of development.



SUPPORTS LOCAL CARE PROVISION

The location helps meet a local need for specialist older persons' accommodation in an accessible part of Leatherhead.



EFFICIENT USE OF ALLOCATED LAND

The proposal would use an allocated site to deliver specialist accommodation while still allowing for landscaping, all on-site parking and amenity space.

Community Consumption for Proposed Care Home for Land at Randalls Road, Leatherhead

3 THE PROPOSED DEVELOPMENT

A high-quality care home in a landscaped setting

WHY A CARE HOME HERE?

A purpose-built care home would deliver high-quality, specialist accommodation for older people, providing a safe, comfortable, and supportive environment tailored to their needs.

Located within the Leatherhead settlement boundary, the Site aligns with planning policy by directing development to sustainable locations with established infrastructure, services, and accessibility.

The care home would help in meeting evidenced local care needs, enabling residents to remain close to their families and communities, while offering a calm, well-managed form of development that integrates sensitively with its surroundings.

COMMUNITY BENEFITS



Biodiversity net gain and ecological improvements for wildlife



Retained and new landscaping to maintain the character and calmness of the area



Lower strain on local infrastructure, including more managed traffic movements



Helps relieve pressure on health and care services by providing dedicated care accommodation

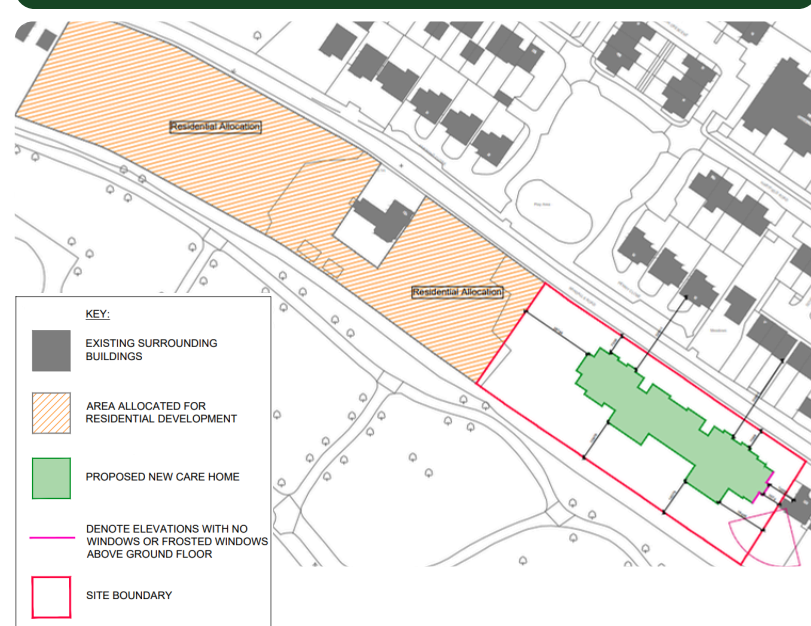


Creates local jobs and helps families keep loved ones nearby and supported

SITE PLAN



BLOCK PLAN - WIDER SITE CONTEXT



BUILDING APPEARANCE - ELEVATIONS



A RESIDENT-FOCUSED ENVIRONMENT



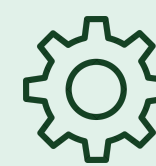
Safe, accessible and comfortable place for residents to live.



Landscaping and biodiversity enhancements support the wider environment.



Supports residents, visitors and families with high-quality care close to home.



Provides employment and operates with managed access, parking and servicing.

This proposal has been designed to deliver a high-quality, purpose-built care home that meets the needs of residents while enhancing the local environment and contributing positively to the Leatherhead community.

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CARE NEED, LOCATION AND CONSTRUCTION MANAGEMENT

Meeting local care needs in an accessible and allocated location

WHY CARE HOMES ARE NEEDED

There is a growing national and local need for specialist care accommodation for older people. National planning guidance recognises that the need to provide housing for older people is critical, with the number of people aged 85 and over projected to increase from 1.6 million in 2016 to 3.2 million by 2041.

In Mole Valley, the number of people aged 65 or over is projected to increase by 32% by 2037, with even higher growth among those aged 75+ and 85+. Mole Valley cannot currently demonstrate a five-year supply of land for residential care homes.

There is also a qualitative need for new care homes that meet modern standards and expectations of residents and their families.

- Many existing care homes are older, smaller and/or no longer fit for purpose and often lack modern facilities.
- New purpose-built homes provide high quality accommodation, including improved accessibility, nursing facilities, measures to reduce infection-transmission, energy efficiency and resident wellbeing.
- The proposed home would provide modern en-suite wetrooms for all residents (rather than shared bathrooms that older care homes have), helping deliver dignified, high-quality care in safe surroundings close to local communities.



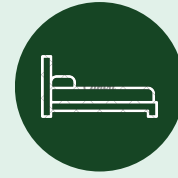
1.6m to 3.2m

People aged 85+ in England, 2016 to 2041



32%

Projected increase in Mole Valley residents aged 65+ by 2037



151 beds

Residential care home beds needed in Mole Valley by 2030



105 beds

Projected shortfall within a 3-mile catchment by 2029

WHY THIS LOCATION?

- Already allocated for residential development by Mole Valley District Council under Policy DS50.
- Within the built-up area of Leatherhead.
- Accessible to local services, shops, buses and Leatherhead station.
- Located close to established residential neighbourhoods.
- Provides a quieter and familiar setting for residents.
- Daily activity from staff and visitors can increase natural surveillance along Randalls Road.
- Suitable size for a care home, landscaping and on-site parking.



PARKING AND MOVEMENT

Care homes generate fewer trips and lower traffic impacts than traditional residential development, with lower trip generation, fewer daily vehicle movements overall, and staggered shift patterns out of peak times, and visits more evenly spread throughout the day and week.

The Site will accommodate all parking requirements for its users on-Site. As well as plentiful standard bays, it also includes disabled bays, electric vehicle charging bays and an ambulance / delivery space.

Residents would not typically not have their own cars due to the typical nature of their care requirements, so the parking will be used by staff and visitors.



MANAGING TEMPORARY CONSTRUCTION IMPACTS

If planning consent is granted, Aspire would seek to minimise negative impacts as much as possible.

- Construction Management Plan will be prepared in conjunction with the Council to address traffic, deliveries, waste, dust and noise, amongst other matters.
- We will take feedback and concerns on board during both the planning and construction phases.
- We will provide updates on any road disruption and key construction milestones to those most likely to be affected.

COMUNITY BENEFITS



Achieves biodiversity net gain and provides additional ecological improvements for wildlife.



Maintains the character and calmness of the area.



Less strain on local infrastructure, schools and traffic, helping relieve pressure on the NHS and public services.



Creates local jobs and training opportunities during construction and operation.



Helps families keep loved ones nearby and supported within their community.

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WHY A CARE HOME RATHER THAN A HOUSING DEVELOPMENT?

Delivering local care needs with fewer everyday impacts than a conventional housing scheme

A HOUSING DEVELOPMENT WOULD MEAN



Pressure on local infrastructure

Housing brings families, placing immediate demand on oversubscribed schools and nurseries, and other local infrastructure.



More cars on the road

Residents typically own multiple cars, take frequent trips during peak hours, and add greater congestion on local roads.



Parking pressure on local streets

Multiple cars per household increase demand for on-street parking and the risk of overspill in surrounding residential areas.



Greater potential for disturbance

Higher density housing areas can bring increased risk of noise, late-night activity and anti-social behaviour.



Families may have to look elsewhere

Older residents may need to move far from their local area to find suitable care, separating them from family and friends.



Jobs only during construction

Construction creates temporary jobs, but there are no long-term employment benefits once built.

A CARE HOME WOULD PROVIDE...



No demand for school places

A care home generates zero demand on local education or childcare services, removing pressure on already stretched facilities.



Fewer car movements

Due to the acuity of care being provided, residents will not drive. Trips are limited to staff shift changes, visitors and scheduled deliveries, keeping local roads quieter.



Managed parking on-site

Parking is provided entirely on-site for staff and visitors, with no overspill onto surrounding streets.



A quieter, safer neighbourhood

Care homes are professionally managed, quiet environments with staff on-site 24/7, providing natural surveillance and helping maintain the character of the area.



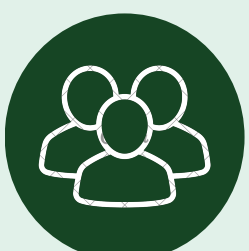
Keeps families and loved ones nearby

Local care allows older residents to stay close to family, friends and their familiar community.



Helps free up family homes

Providing local care options encourages downsizers to move, freeing up larger homes for younger families.



Permanent local jobs

A care home creates around 50 full-time equivalent jobs in care, nursing, catering, maintenance, management and support roles. It also supports local suppliers and services.