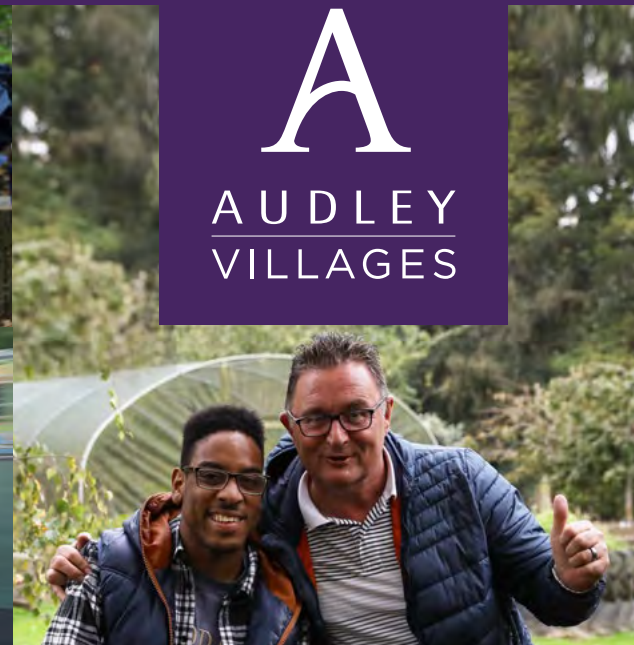




AUDLEY VILLAGES



WELCOME AND ABOUT US

Welcome to our consultation event on new proposals to rejuvenate St Piers Estate.

Thank you for attending this consultation event on our emerging plans to redevelop St Piers Estate.

Young Epilepsy owns the St Piers Estate, which is home to the St Piers School and College and the charity's headquarters. The estate is around 65 acres of which two thirds are developed. Young Epilepsy has entered into a development

agreement with Audley Villages for part of the estate to become a residential care community.

Selling part of the estate to Audley will generate sufficient funds for Young Epilepsy to address the financial challenges associated with the condition and quality of operational buildings, as well as the disposal of surplus buildings. This investment will ensure the long term future of St Piers School and College, ensuring that children and young people with complex special educational needs continue to benefit from the best learning environment.

Existing St Piers Estate



About us

Young Epilepsy is a national charity, based in Lingfield, that delivers specialist education across St Piers School and College for up to 170 children and young adults (aged 5-25) who have complex needs, including epilepsy, autism and severe learning difficulties.

Young Epilepsy is Tandridge's largest employer and provides 580 jobs locally. The proposals would safeguard these jobs while creating around 60 additional jobs through Audley's residential care community.

Audley is an award-winning operator of residential care communities, with 14 operational villages and a further 5 in development.

Audley has a long heritage of delivering quality care environments for its residents, and in 2021 was awarded Later Living Operator of the Year at the prestigious RESI Awards. In 2019, Audley was also the winner of End of Life Expertise at the Home Care Awards.

Your views are important to us. Please take time to view the plans, speak to Young Epilepsy, Audley and the design team, and provide comments via the feedback form.

For more information visit our website: www.stpiersestateconsultation.co.uk



Existing Grade-II listed buildings on St Piers Estate which will be restored



IMPROVED FACILITIES FOR YOUNG EPILEPSY, ST PIERS SCHOOL AND COLLEGE

Young Epilepsy is a charity funded by donations, grants and fundraising as well as fees paid by local authorities for individual student placements. By working with Audley and selling part of St Piers Estate, Young Epilepsy will generate the funding it needs to secure its future.

The current facilities have the capacity to serve the needs of up to 170 young people, and around 300 external patients on site in the Neville Childhood Epilepsy Centre, where ground-breaking diagnostic technology is being trialled.

To better serve the complex needs of students, the current facilities at St Piers School and College need to be improved.

The proposals include demolition of the site's derelict and unused buildings - reducing expensive maintenance liabilities for Young Epilepsy. Many of the empty buildings have been vandalised and are becoming unsightly as well as a health and safety risk.



Funding from the sale of land to Audley will allow Young Epilepsy to modernise its St Piers campus and enhance the education and learning environment for the students. This will enable the children and young people to develop further, and ensure current and future students have a realistic opportunity of remaining in education.

Alongside the Audley care community, plans for the site include:

- Refurbishment and extension to the college building with **additional classrooms and creative learning space**
- Improvements to **accommodation** for key worker staff and young people on site
- The restoration and refurbishment of **two Grade II-listed buildings** on Young Epilepsy's campus for staff and students - protecting the site's important heritage
- A **new learning centre** for students including library facilities, IT and video conferencing suites
- Improved **forest trails** and a new **local shop** for Audley residents, Young Epilepsy staff and residents and the wider public
- Investment in the established **therapy farm**



Image showing how the listed buildings will be restored to form a 'Heritage Square'

For more information visit our website: www.stpiersestateconsultation.co.uk



AUDLEY VILLAGES

AUDLEY - A NEW RESIDENTIAL CARE COMMUNITY

A trusted model that meets a local need

Since its formation in 1991, Audley remains the market leader in the sector with an established business model and unrivalled insight into retirement living.

Creating a residential care community at St Piers Estate will respond to both a local and national need for more housing designed to meet the needs of older people.

Audley's care communities have transformed the conventional care home concept, allowing older people the freedom to live in their own home, confident that care and support is on hand, 24 hours a day. This model of care ensures residents can live safely in the knowledge that they can stay in their own home, with their own front door, even if their care needs change in the future.

Audley is committed to becoming carbon neutral by 2030 and to be net zero carbon by 2040.

There are currently **18,600** people aged **65+ in Tandridge** this is projected to increase to **25,000** people in **2040**

Unmet need in the district for at least **272** housing with care properties a requirement that will increase to at least **528** properties by **2040**

The availability of housing with care in the district is limited to **one** retirement care community only **88** properties developed in **2012**

There are currently **2,900** people aged **85+ in Tandridge** this is projected to increase to **4,900** people in **2040**

Audley's new residential care community will include:

- **Around 150 homes** of specialist accommodation for older people
- **Landscaped gardens**
- **A hydrotherapy pool**, fitness studio and treatment rooms
- **A restaurant and bar**, open to the public
- **A resident library**
- **A care office**



Audley's services and professionalism have been recognised in numerous prestigious national awards schemes.



INVESTORS IN PEOPLE®
We invest in people Gold

For more information visit our website: www.stpiersestateconsultation.co.uk



AUDLEY VILLAGES



AUDLEY - INTEGRATED WITH THE LOCAL COMMUNITY

Integrated with the local community

Being part of the local community is important to Audley. The Audley restaurant is open to the public to enjoy the tranquil setting for afternoon tea, lunch or dinner. Equally older people from the local community can become members of the Audley Club and make use of the spa and gym facilities, and everyone is welcome to the annual on-site events, like village fêtes.

Reducing pressure on local services

By providing dedicated in-house care and support, care communities such as Audley's reduce the costs to local health and social services. This reduces the number of in-home incidents, and the need to call on existing local services from GPs to other health practitioners like physiotherapists. Research by Aston University* showed that after one year in a care community:

- **resident visits to a GP fell by 46%** when compared to those made by over 85s living at home
- **care community residents** spent an average of 1-2 days in hospital per year, in comparison to 8-14 days for older people living in their own homes

Additionally, while some residents will inevitably move into an area when they purchase a property at a new Audley scheme, the evidence from our existing schemes shows that they genuinely meet a local need. At our village in Chalfont St Peter (in Buckinghamshire) for example 50% of residents previously lived within 10 miles and 74% within 20 miles of the site.

The doctors' surgery near Audley's care community at Willicombe Park, Royal Tunbridge Wells said:

'The Doctors in this Practice have provided general medical services for a number of years to the majority of patients who reside at Willicombe Park and have been happy to do so. The demand on the Doctors' time and resources has not proved to be onerous.'

Dr Hedley and Partners

* Research between Aston Research Centre for Healthy Ageing (ARCHA) and the ExtraCare Charitable Trust, Carol Holland, Aston University, April 2015



Audley St George Christmas fête



Audley St George summer fête



Artists' impression of the residential care community



Audley Cooper's Hill partnering with Balfour Beatty and the local primary school



Audley Chalfont Dene



Ground floor layout plan showing main communal facilities at Audley Chalfont Dene

For more information visit our website: www.stpiersestateconsultation.co.uk



CONNECTIVITY AND TRANSPORT

Our draft plans propose to modernise the estate and consolidate its operations, which will result in fewer Young Epilepsy staff residential properties. In addition, the successful hybrid working practices trialled during Covid will be made permanent. These measures will reduce the number of daily staff attending the site.

We have created a sustainable travel strategy to encourage the use of alternative modes of transport and further reduce traffic to and from the site. The strategy includes:

- **An Audley electric minibus** to provide residents with free transport
- **A Young Epilepsy minibus service** to transport students for leisure and educational days out, as well as transporting staff to local stations
- **A 'Car Club' service for both Audley and Young Epilepsy staff** and membership of a car sharing scheme
- **Eco-friendly e-bikes** for Young Epilepsy staff
- **Showers, lockers, and changing facilities** to encourage active travel
- **A Travel Plan** to monitor and further encourage the use of sustainable travel

Audley residential care communities are served by electric minibuses which operate 'on-demand', allowing residents to visit destinations such as local villages and towns for shopping purposes, leisure destinations, and nearby train stations throughout the day. As a result, Audley residential care communities are low traffic generators with vehicle movement rates well below typical residential development. The car journeys which are made by residents typically fall outside commuter and school traffic peak hours.

Car parking will be provided for residents. However experience at other Audley communities shows that car ownership reduces as a village matures, as residents make greater use of the minibus, and on-site facilities including a restaurant, gym and health club. In addition, the proposed Young Epilepsy on-site shop will further reduce the need to travel off-site for everyday essentials.

The planning application will also be accompanied by a Transport Assessment report, which will set out full details of the development and associated transport strategy. This will demonstrate that the development will have a **negligible effect on traffic levels on St Piers Lane and the wider highway network** compared to Young Epilepsy's existing site being fully occupied by staff and residents.



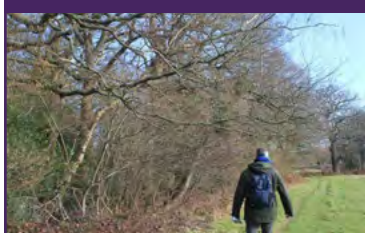


REWILDING ST PIERS ESTATE - OUR DRAFT PROPOSALS

The site-wide landscape will be reimagined in a way that respects and enhances the surrounding countryside, combining formal lawns with open parkland, as well as a wildflower planting area.

Overall, St Piers Estate will become more open with a reduction in the footprint of buildings, especially in the part of the site closest to the Areas of Outstanding Natural Beauty. Land the size of around 10 football pitches will benefit from rewilding.

Protecting and enhancing ancient woodland



Existing buildings within the ancient woodland will be removed, allowing new trees to grow.

Improved views from public footpaths



By removing buildings in areas closest to the public footpaths, views across the countryside will be improved for the local community to enjoy.

Derelict buildings removed and replaced with publicly accessible open countryside



Land to the east, currently used by Young Epilepsy for agriculture, will be returned to open countryside through the removal of buildings and a process of rewilding, creating new habitats for wildlife.

Draft proposals for St Piers Estate



Enhancing a green and open landscape



Open space will be retained with formal and informal places for residents and visitors to spend time outside.

Landscape screening



The mature trees and established hedges around the estate will be retained, meaning that the site remains screened from neighbouring areas.

Increasing biodiversity



Green corridors will be protected and enhanced to encourage wildlife. Native plant species will be prioritised, including those plants known to support biodiversity, and that are on the Royal Horticultural Society's Plants for Pollinators list.



FEEDBACK AND NEXT STEPS

Indicative timeline



If our plans are approved, construction could begin in 2023 and the new facilities and residential care community could open in 2025.

We hope you found this consultation event useful and that it answered any questions you might have had regarding our plans for St Piers Estate.

We very much welcome any comments and feedback before we submit a planning application to Tandridge District Council later this year. You can submit these through our online feedback form or interactive map on the website or by completing a feedback form at this event and posting it to us.

Please submit your feedback by Monday 28 March 2022 so we can consider it as we finalise the masterplan.

For more information or to get in touch, please contact us via

EMAIL:
hello@stpiersestateconsultation.co.uk

PHONE: 0207 323 3544

POST: St Piers Estate c/o Camargue,
7 Bayley Street, London WC1B 3HB

OR VISIT OUR WEBSITE:
www.stpiersestateconsultation.co.uk
where you can also sign up to receive updates on the proposals.



For more information visit our website: www.stpiersestateconsultation.co.uk