

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

21 July 2014

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

Dear Mr Berry

PLANNING APPLICATION 14/00306/FUL
1 OAK GLADE, EPSOM
CHANGE OF USE AND ADAPTATION FOR 15 RESIDENTIAL UNITS

The earlier application (13/01083/FUL) for this development was refused last February for the sole reason that it failed to make appropriate provision for affordable housing. The applicant has decided to appeal but in the meantime has resubmitted the previous the identical application with a revised offer in respect of affordable housing.

I am attaching for information a copy of my letter relating to the earlier application and confirm that we consider the proposals a welcome conversion of this former nurses' accommodation into useful additions to the housing stock.

As in many cases, the applicant claims that the viability of the proposals does not permit the full performance of affordable housing policy requirements. Our view of viability studies is, as you know, somewhat cynical, but there is little reason not to accept the independent assessor's report and this must therefore be used as the basis of a decision. Hopefully the increased offer will prove acceptable. A further refusal would entail the risks and costs of an appeal and a delay in bringing these 15 housing units into use.

We are unable to comment on the detailed figures, but hope that a solution can now be found to permit this development to proceed.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

Cc ward councillors



