

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

22 September 2014

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

Dear Mr Berry

PLANNING APPLICATION 14/00825/FUL
ETHEL BAILEY CLOSE, EPSOM
RESIDENTIAL DEVELOPMENT OF 48 HOUSES

Ethel Bailey Close is one of the remaining undeveloped parts of the Hospital Cluster and adjoined the former Manor Hospital. It comprises a number of single storey buildings previously in residential institutional use but now redundant. It is identified in the District Wide Local Plan as a residential development area. The present application proposes demolition of the existing buildings and the erection of 48 houses, including 19 (40%) affordable and 29 for private disposal.

Residential redevelopment is entirely appropriate for this land and it adjoins the already developed parts of the former hospital. The layout and designs seem suitable if somewhat intense and we note that higher density affordable housing is located to the rear of the site and the lower density private housing overlooks the existing open space to the south. We also note a number of comments from adjoining owners in the adjoining development about the closeness of the proposed houses.

In relation to the smaller units we consider that the adequacy of the room sizes should be carefully checked and wonder whether the current Housing Standards Review is yet available for this purpose.

Parking is stated to follow required levels and numbered spaces have been identified. The few garages are with one exception detached, which should avoid the frequent conversion to living space which is invariably permitted with little planning control. However it is difficult to see where additional or visitors' cars could be parked.

In principle we support this application subject to the comments above.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

Cc ward councillors