

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

14 October 2014

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

Dear Mr Berry

PLANNING APPLICATION 14/00967/FUL  
NECOT AGRICULTURAL LAND, REIGATE ROAD, EPSOM  
PROPOSED CARE HOME

The earlier application (13/01332/FUL) was refused by the Planning Committee on 24 April last. An Appeal, to be heard by Public Inquiry was made, although we do not seem to have been informed of this. The applicant states that three of the four reasons for refusal have been dropped by the Council, possibly in connection with the Appeal, although in the present context the Planning Committee will no doubt wish to be satisfied that all the reasons have been dealt with.

The present resubmission aims to deal with the remaining reason for refusal by repositioning the buildings – including increasing the landscape buffers, reworking massing and rooflines and reworking elevations.

The amendments seem to have dealt to some extent with the first reason, relating to massing and bulk, although some of the visual attractiveness has been lost. Increased traffic will remain a serious concern to local residents but was not a reason for refusal, in light of Surrey Highways comments being limited to the imposition of conditions, and we still have reservations about parking.

In conclusion, therefore, we think something has been done to deal with earlier objections, although the solution remains a compromise.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

Cc ward councillors

