

# Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

15 December 2014

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

Dear Mr Berry

PLANNING APPLICATION 14/01289/FUL  
PRIAM LODGE, 81 BURGH HEATH ROAD, EPSOM  
REDEVELOPMENT WITH 2 HOUSES AND 2 BUNGALOWS.

We note that, following the refusal of the previous application (13/00619/FUL) for the redevelopment of this land, an appeal has been submitted and an amended application made.

The reasons for refusal were inappropriate development in the Green Belt; significant encroachment on existing open countryside; no need to justify housing units; the houses not in keeping with adjoining development and no substantive evidence that the racing stables could not come back into use.

Justification for the present proposals includes (1) agreement of the extent of the previously developed land (2) alleged agreement that the existing uses have been established for more than 10 years and are therefore adequate defence against enforcement notices served in 2010 (3) a further professional opinion that there is no future potential for Priam Lodge Stables as a racing yard (4) the proposed development would be entirely on previously developed land (5) there would be no greater impact on openness than the existing established use (6) they would outweigh the present noise, disturbance, harmful effect on residential amenity and harmful visual effects of the present use (7) impact of the development has been reduced by replacing two of the houses with bungalows. The applicant states that the present scheme can therefore be regarded, as a matter of judgement, as an appropriate development within the Green Belt. It is also now said that the remaining open land will stay in the present ownership and be enhanced by landscaping.

It is still this Society's firm belief that Green Belt land should continue to be safeguarded. For this reason the Society previously objected to the development of the Priam Lodge stables. Our view would however be modified if you are satisfied that the whole development would be on previously developed land and, more specifically, that the present uses are established by long use and cannot be challenged by enforcement notice. If this is the case, it follows that the land is not open and effective for Green Belt purposes and that the present unchallengeable uses are clearly undesirable and cause nuisance to the environment and to neighbours. Moreover the adjoining paddock is in poor condition and in need of attention. We were also unhappy at the loss of racing stables with significant historic value and believe that independent confirmation of the applicant's advisors opinion on their potential future would be desirable.

Strictly subject to the applicant's claims in these respects proving correct, the proposed development would be a considerable improvement on the present situation and we would withdraw our objection. We would, however, wish conditions to be imposed to ensure that the houses were set and maintained in suitable landscaping and most importantly that the adjoining open land is also appropriately landscaped and maintained in good open condition.

Yours sincerely

ALAN BAKER FRICS  
Vice Chairman

cc Ward Councillors