

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
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KT18 7QZ

6 May 2015

Mr Mark Berry BA(Hons) MRTPI DMS
Head of Place Development
Town Hall
EPSOM
KT18 5BY

Dear Mr Berry

PLANNING APPLICATION 15/00098/FUL
NESCOT AGRICULTURAL LAND
REVISED HOUSING DEVELOPMENT PROPOSALS

Planning permission was granted in June 2014 (13/01335/FUL) for the development of the majority of the Nescot agricultural land for housing purposes. The development is now being undertaken by Circle Hill LLP and the present application proposes improvements to the extant planning permission intended to ensure a quality development.

The main changes are a major revision of the extant “conventional estate road layout”, with development focussed around courtyards; the reduction in the extent of hardstanding and vehicle domination; the provision of a greener, more pedestrian- and cycle-friendly development; the reduction of the width of the primary road to Highways compliant standards in order to create a tree-lined boulevard with footways and cycle path, and a vista terminated by a landscaped open space; the redesigning of house styles and the inclusion of six 5-bedroom houses.

The remaining main aspects of the development remain unchanged, including the access to Reigate Road and the Ewell by-pass, and the number of houses and affordable houses. The applicant believes the proposed alterations will provide a better development but says that if permission is refused it will proceed with the extant scheme.

The question, therefore, is whether the revised proposal is better. Without withdrawing our previous reservations on density, parking and traffic safety, we consider that there are very significant improvements in the current application, although we have some concern over the deliberate attempt to reduce on-road parking. We welcome the resulting improvement to the street scene but, in the absence of increased parking space onsite, it may lead to undesirable parking on adjoining local roads. We would, nevertheless, support the approval of this application, with the possible inclusion of increased parking space.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors