

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

22 April 2015

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

Dear Mr Berry

PLANNING APPLICATION 14/01855/FUL
PRIAM LODGE, 81 BURGH HEATH ROAD, EPSOM
REDEVELOPMENT WITH FOUR DETACHED HOUSES

Two earlier applications for the redevelopment of these stables (13/01619/FUL and 14/01289/FUL) have been refused on the grounds of inappropriate development in the Green Belt, significant encroachment on open countryside, unjustified on housing need grounds, not in keeping with adjoining residential development and absence of affordable housing. We had expressed the opinion that the existing undesirable uses, which themselves encroach on the open land and cannot apparently be removed by enforcement action, render this land of no value as Green Belt and reasonable redevelopment could therefore be acceptable. An appeal against the first refusal was dismissed in February this year but only on affordable housing grounds. The Inspector did not support any of the other reasons for refusal.

The present application reverts to the first design of four detached houses and argues that the need for an affordable housing financial contribution is removed by the Vacant Building Credit provisions in the Minister of State for Housing and Planning's Written Statement to the House of Commons on 28 November last year. Assuming that this amendment to national policy is now in force, you will no doubt be considering whether the details of the present application qualify for the Credit.

We continue to maintain our view that the Green Belt should be protected from development but the present case is exceptional and the acceptability of the application seems to depend solely on the Vacant Building Credit proposals. In the circumstances we have no further comment.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors

