

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT19 7QZ

19 July 2015

FREEPOST RSRU-TGRJ-HJRR
Planning Potential
Magdalen House
148 Tooley Street
LONDON SE1 2TU

Dear Sirs

ALEXANDRA ROAD DAIRY SITE, EPSOM
PROPOSED ALDI DEVELOPMENT

This Society is the local amenity society for Epsom, founded in 1959 and with a current membership of just under 2000. Our aims include the encouragement of high standards of new planning and development.

Our attention has been drawn to your consultation on the proposal to develop the former dairy site in Alexandra Road for an Aldi supermarket and I have to say immediately that we consider this site to be entirely inappropriate for such a use.

You are no doubt aware that in 2011 the Borough Planning Department prepared a Housing Site Allocations Consultation paper in which this site was seen to have potential, in the event of it being surplus to the dairy's requirements, for residential development. We fully supported this idea which would be in keeping with the present Government's urgent policy of the housing use of brownfield sites and would fit in particularly well with the surrounding area.

You will also be aware of the Epsom Town Centre Action Plan 2011 (also known as Plan E) in which Policy E provides for a total of 2000 sqm of retail floorspace to include a small/medium food store within the Depot Road and Upper High Street site. Such a provision is carried forward into the Upper High Street, Depot Road and Church Street Development Brief of 2013, where the text emphasises that there is a capacity for this quantum of new retail development but not for a large area as previously envisaged.

We are firmly of the view that substantial retail development should be limited to the Town Centre which should remain compact to prevent its effectiveness and viability being weakened. The dairy site is outside, but near enough to, the centre for retail use to be undesirable.

This particular site is also situated on the Fiveways road junction, which is notoriously difficult. Access at this location to a 65 space car park, which may in any event be too small for the purpose, would make the existing bad traffic situation considerably worse.

For these reasons we consider that retail use of the Dairy site would be unacceptable and we would object strongly to any planning application which were to be made for this use.

Yours faithfully,

ALAN BAKER
Vice Chairman

cc Head of Place Development, Epsom and Ewell Borough Council
Ward Councillors