

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Town Hall,
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EPSOM KT18 5BY

22, Devitt Close,
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24th October 2016

Our Ref: ECS/RHA/16-03

Dear Sir,

16/00767/FUL: 9-11 Chessington Road Ewell Surrey KT17 1TS. Demolition of the existing dwellings and redevelopment of the site to comprise 8 dwellings and associated access and landscaping.

The Society does not usually comment on applications outside its normal area of interest, defined as the five inner wards of Epsom, unless there are exceptional circumstances, as there are in this case.

Many comments have been submitted objecting to this application which lies in the Ewell Village Conservation Area. Some have given very detailed reasons in support of their objection which it is not necessary to re-iterate. The Society is most concerned by the obvious potential breaches of policy which would undermine the quality of the Conservation Area and which, if the scheme is approved, could lead to a precedent being made or, at least, encourage others to make similar applications elsewhere affecting other conservation areas.

Firstly, the scheme is a clear case of over-development. This is in direct contravention of one of the principal thrusts of Policy DM11, *Housing Density*, which states inter alia that: 'Proposals for new housing must demonstrate how the density of the development would contribute towards maintaining and enhancing the visual character and appearance of the wider townscape'. (Our underling).

Similarly, the scheme is also clearly in contravention of Policy DM16, *Backland Development*, which states, in brief, that there is 'a presumption against the loss of domestic rear gardens due to the need to maintain local character....In exceptional cases, modest redevelopment on backland sites may be considered acceptable subject to....no significant impact on...rear garden land which contributes either individually or as part of a larger swathe of green infrastructure to the amenity of residents.....The privacy of existing homes and gardens must be maintained....'

Only a very cursory review of the application is necessary to show that it fails to meet the objectives of either of these policies. The impact of these failures is heightened by the location of the site within a Conservation Area. Overall, the Society is very strongly of the view that this application should be refused on the grounds outlined above, not only to protect the character and quality of the Ewell Village Conservation Area, but also to underpin the Council's position regarding conservation areas in general.

Yours faithfully,

Robert Austen
For Epsom Civic Society

