

Epsom Civic Society

shaping the future, safeguarding the past

2 Leighton Way
EPSOM Surrey
KT18 7QZ

23 February 2017

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

Dear Mr Berry

PLANNING APPLICATION 16/01674/REM
LAND AT MILL ROAD, EPSOM
VARIATION OF CONDITION

This land, adjoining the railway line in Mill Road, has a history of planning permissions granted against substantial local opposition. In September 2013 permission was granted on appeal for 10 dwellings; in November 2015 permission was granted for student accommodation (77units) contained within 9 buildings (units over three levels). This permission was subject to a condition that the development was to be used for residential student accommodation only and for no other purpose. It was intended that an arrangement would be made with the University of Creative Arts for them to be responsible for the management of the units.

The UCA later declined to take full responsibility and the present application is for a revised condition that the development should be used for residential (house in multiple occupation) accommodation by students or other persons.

Our first objection is that there would be no management system in place to ensure compliance with Policy DM10(x). 77 units in individual occupation without adequate management is unacceptable.

A group of nine buildings in multiple occupation is excessive and fails to comply with Policy DM21. It would be an overprovision of accommodation of this type, and would not be sufficiently flexible to provide alternative accommodation.

The car parking provision acceptable for entirely student accommodation would not be suitable for use without that restriction. It would not comply with the Parking Standards for Residential Development SPD.

We have always felt that the development of this land to be unfortunate but have borne in mind the earlier grant of permission on appeal. The present proposal would be acceptable only with the existing condition limiting the use to student accommodation and with provision for an adequate management system to be operation. We therefore consider that the present application to alter this condition should be refused.

Yours sincerely

ALAN BAKER FRICS
Vice Chairman

cc Ward Councillors