

Epsom Civic Society

shaping the future, safeguarding the past

2 Beaconsfield Rd
EPSOM Surrey
KT18 6HD
16th May 2018

Mr Viv Evans Dip TP, MRTPI, FRGS, FRSA
Interim Head of Planning and Building Control
Town Hall
EPSOM
KT18 5BY

Dear Mr Evans

PLANNING APPLICATION 18/00117/FUL The Durdans Stables 4 Bedroom Dwelling

We welcome the development of the Durdans Riding Stables and the opportunity to provide a new house for the team's management and family.

However with this particular scheme, we are concerned that the proposed siting of the new dwelling is at the east end of a small woodland, located within the Chalk Lane Conservation Area. There are approx. 10 no trees within the footprint of the building plus 6 no trees immediately adjacent which will need trimming and cutting back. There are further trees affected by the access driveway from Chalk Lane and the routing of the new utility services. Also any garden areas (not shown on the plans) would require further tree removals and trimmings.

We have reviewed the proposed timber frame construction process and suggest that a large area outside of the footprint of the dwelling will need to be utilised for plant and materials handling. This will again necessitate the removal of further trees.

We note that in future years additional trees will need to be removed as their roots expand and their canopies develop and for safety reasons, all surrounding trees within their 'lay down lengths' will need to be removed.

Therefore it is of great concern that the existing wooded coppice area would be significantly reduced and would surely affect the character of the conservation area.

Within Section 69 of the Planning Act 1990 (Listed Building and Conservation Areas) states that the local planning authority should consider the sense of place created by open spaces and trees which all combine to provide an area of special character. It is suggested, that should planning permission be granted then there should be a condition added, stating that only Durdans management and workers could reside in the new house.

Yours sincerely

Robert Hollis

Cc Ward Councillors

