

Epsom Civic Society

shaping the future, safeguarding the past

10th Dec 2018

Ms Ruth Ormella
Head of Planning
Town Hall
EPSOM
KT18 5BY

Dear Ruth

Ref - PLANNING APPLICATION 18/01148/FUL Houses Adjacent To St.Stephen's Church

The proposed location of this site is one of the best landscape settings at the centre of the Langley Vale community. There are views to the training gallops at the rear of the racecourse and also to the front and side of St.Stephen's Church.

The existing derelict construction site has remained an 'eye sore' for many years. It is poorly hoarded and has had a possible impact on the local ecology and environment.

We have objection to the latest proposal for 2 semi detached houses as yet again there has been minimal design consideration for the landscaping, car parking and vehicle access. The design of the houses is adequate, but the materials specifications could blend in better with the adjacent timber clad church. The height of the proposed 3 storey houses is above that of the church leading to sun shadowing from the east.

We suggest that a much improved design is required for the landscaping to the adjacent churchyard, public footpath and rear downs areas. Also the car parking to both houses needs to be outlined along with bay and turning areas. This design should include due consideration for the ancient oak tree at the north east of the site and continuation of the hazel and beech trees to the rear.

The vehicle access across the Rosebery Road pavement and verge is also of concern as it is immediately opposite the north end of Harding Road. This is a tight and restricted corner for the local bus and other large trucks. This situation is compounded when the church and the church hall are in public use and a safety issue could arise.

Should the proposed scheme be permitted, we suggest that a condition is imposed stating that the existing redundant foundations be broken up, crushed and reused within the site demise. The existing exposed foundations would now have weathered and ought to be removed.

It is noted that the rear garden/woodland is of environmental importance and lies adjacent to the main Epsom Downs training gallops. This land includes badger setts and other wildlife.

Maybe a Condition could be added stating that the environment should be protected throughout the construction work. This should include the roots to the rear trees.

In summary, we object to this proposal because of the poor landscape design, height of the houses, and the restricted road access arrangements.

Yours sincerely

Bob Hollis (On behalf of The Epsom Civic Society)

Cc Ward Councillors

