

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Head Of Planning
Town Hall
Epsom
Surrey

7th February 2020

Dear Ruth

Ref Planning Application 20/00031/FUL – Clayhill Lodge & Albony Site

OBJECTION

The Epsom Civic Society are extremely concerned about this application for the construction of 14 flats and 9 houses on the Clayhill Lodge and Albony sites. We strongly object to this application and its effect on the Stamford Green Conservation Area.

The Epsom & Ewell Borough Council's own Character Appraisal and Management Proposal 2007 states " The Stamford Green Conservation Area is a truly special place ... It is our duty as Local Planning Authority to ensure, in our decision-making, that its special character is not only preserved but, wherever possible, enhanced."

Following our review of the proposed plans it is apparent that the Application destroys the 'speciality' of this delightful Conservation Area. Clayhill Lodge is the cornerstone of Clay Hill Green at the north east of the Conservation Area. Although, not a listed building it is bound by a 2m high listed brick wall. The house has a character that fits well within the locality and should not be demolished. The other house, highlighted for demolition is Albony, which we suggest has no architectural merit.

The **Appearance & Size** of the proposed buildings is of concern. The structures at the top end of the site (west) extend above the retained boundary wall by approximately 8m.



The frontages overlooking Clay Hill Green are of gable design with white rendering within a framed face brick. This does not remotely compare to the other Clay Hill Green houses.

There is a **Loss of Privacy & Overshadow** to the adjacent houses in Meadway due to the height of the proposed houses and flats at the top west section of the site. Additionally the new units at the lower end overshadow The Sidings and Friar's Cottage.

The whole development is **Not Suitable for the Area**. Whilst agreeing that the site design blends in with the newly completed Court Lane development, we do not consider that it fits suitably with the main facing area ie Clay Hill Green.

There will be a major **Disturbance** to the Court Lane as there will be 2 new entrances from this narrow roadway ie flats and houses. The ambience of this 'green' quiet area will be shaken by the 23 new dwellings.

The proposed **Access Routes** to the development are from The Meadway (pedestrians) and Court Lane (traffic). Court Lane can not take any more traffic. It is the access route to the Court Recreation Ground car park and is well used by pedestrians accessing the park. We believe that there would be a safety issue due to the additional traffic entering the new development. We note that at present the newly completed Court Lane flats are not occupied and thus do not reflect the future congestion in this roadway. It is also noted that there are insufficient parking places on the development. This needs to be increased to suit the current council requirements.

We also note that the developer's Construction Management Plan states that site traffic will enter via Court Lane. This road is very narrow and will require adequate traffic marshalling to facilitate a safe working arrangement.

The **Public Footpaths** to the north and west of the site ie Pound Lane and Clay Hill Green will be affected by the necessary repair works to the listed boundary wall. Diversions will be required along with temporary safety protection works.

One of our main objections is the effect on the **Environment**. We have reviewed the proposed tree plans and are concerned that the main trees ie the central Copper Beech and the Hornbeam are scheduled for felling. These could be included within the landscape plans but with due regard to their root structures and canopies. The 2 existing gardens are delightful and represent 2500m² of greenery. In Epsom we cannot carry on losing such ground areas to concrete oversite! The additional water and drainage run



offs will contribute to flooding on the Hogsmill River catchment zone. Our unique chalk fed river is severely affected by the sealing over of its catchment zone. The loss of this flora and fauna within the CA is not acceptable.

We suggest that the proposed scheme should allow for a more sensitive development of the existing garden areas along with the retention of the mature trees. This would be more in keeping with the environmental aspects of The Conservation Area.

In summary, we strongly object to this Planning Application as it completely conflicts with the Council's own rules regarding works within the Stamford Green Conservation Area and its effect on the local environment.

Yours Sincerely

Bob Hollis (on behalf of The Epsom Civic Society)



