

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Viv Evans
Head Of Planning
Epsom & Ewell Borough Council
Epsom Town Hall, The Parade
Epsom KT18 5BY
Surrey

28th March 2021

Dear Viv,

Ref Planning Application 21/00167/FUL– Clayhill Lodge OBJECTION

The Epsom Civic Society wrote objecting to the main scheme application Ref 20/00031/FUL in March 2020. We understand that this overall site application remains under consideration. That scheme was for 14 flats and 9 houses and included the demolition of both Clayhill Lodge and Albony. We understand that there have been several recent revisions to the 20/00031/FUL application.

The latest Planning Application (21/00167/FUL) is for the construction of 5 terraced houses in the east section of the original main site.

Many of our previous objections are still relevant but we are alarmed by the fact that it may not be physically possible to build these houses, as shown, without undermining the listed wall at the Pound Lane boundary and the foundations of Clayhill Lodge. The proposed layouts show the terraced house plot substantially cutting into the rear garden of Clayhill Lodge and will necessitate a retaining wall of 3-4 m height above the reduced ground level and also complex temporary supports to the Pound Lane wall. It is very difficult to believe that these works are viable or cost effective.

The site remains just inside the boundary of the delightful Stamford Green Conservation Area but now shielded by the remaining western site from Clayhill Green.



The plans indicate that the terraced houses have 4 bedrooms and therefore will be used as family homes. There is absolutely no room for amenity areas to both the front and rear. At present, the rear concrete retaining wall is shown as 3-4 m from the back facades and will therefore present an awful view for the occupants. This is completely alien to the other houses in the CA which embrace gardens and play areas.

The housing density is alarmingly high for both Epsom and the CA. The 5 houses occupy .11 hectare which equates to 46 dwellings per hectare and therefore above the guide top limit of 40 per hectare.

We are very concerned at the loss of this important green area of the CA. The garden of Clayhill Lodge represents a large environmental asset and maybe is more of a heritage asset than the main house.

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."

It is a greater issue that although this application is not feasible in construction terms that it could be used as a 'Trojan Horse' to set a precedent for the development of the west part of the main site.

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)



