

Epsom Civic Society

shaping the future, safeguarding the past

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Viv Evans
Head of Planning
Epsom & Ewell Borough Council
Town Hall
KT18 5BY

19th July 2021

By email

Dear Viv,

Ref – 24-28 West Street Demolition Planning Application 21/00986/FUL – OBJECTION

The Epsom Civic Society are concerned that a separate Planning Application has been submitted for the demolition works on this very controversial site. This application 21/00986/FUL should not be reviewed in ‘tandem’ to that of the full development application 19/01021/FUL. The main application includes the demolition works and that is where it should remain for approval purposes.

It was obvious at the May 2021 Planning Committee Meeting that there were many concerns, by the members, on the suitability of the main development including several demolition-specific points. The site is situated on the western boundary of the Epsom Town Centre Conservation Area and immediately adjacent to the Stamford Green CA. This is a key site in Epsom and should be respected and protected.

The Heritage Statement submitted by the Developer states that the scheme has potential to result in some limited harm to the local historic environment. There was no conclusion by the Planning Committee on the any public benefits derived by the scheme.

We note that on The Guild Living Project, rear of Epsom Hospital site, a separate demolition approval was awarded from the main development application. The demolition works were started and abruptly stopped when the Council subsequently refused the main development. As at 24-28 West Street, the main Guild Living scheme also included the demolition works.

The Works must be considered as a whole! There are too many aspects that need to be considered together eg site access, heritage protections, tree protections, environmental concerns, Network Rail approvals & site set up.

Please can we learn from all of our experiences at The Guild Living site and refuse or get this demolition application withdrawn.

Yours Sincerely,

Epsom Civic Society (Bob Hollis)

