

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Virginia Johnson
Epsom Planning Dept
The Town Hall
Epsom
KT18 5BY

21st July 2021

Dear Virginia

Ref Planning Application 21/00701/FUL Friars Garth

The Epsom Civic Society have reviewed the latest Friars Garth scheme for 9 flats within 2 No. 3 storey blocks. This is a significant improvement on the previous application, subsequently withdrawn in 2020 for 18 flats.

The site is situated immediately opposite the Town Hall , close by to the Church Street Conservation Area and at the west end of The Parade. This is one of the most delightful and sylvan locations in central Epsom. It is of concern that the Site Layout was not included in the plans submitted with this Application.

We consider that the proposal is acceptable provided that several conditions are attached. The ECS understand the concerns of the neighbours in The Cressinghams and the possible impact on the wider area. The main challenges being the construction process, traffic management, privacy issues, landscaping and the use of the rear Orchard site. At present we do not consider that DM10 has been complied with, regarding the amenities and privacy of the neighbours.



The Applicants Planning, Design & Access Statement (page 35) acknowledges that the outlook and amenities of the neighbours would be affected by the proposal. However, there is not sufficient information on how the designers have dealt with these issues.

With these challenges in mind, please could we suggest that the following conditions be considered and attached, prior to any grant of planning permission.

- A Construction Management Plan be tabled and agreed with The Cressinghams residents prior to any site works being commenced. This must include the demolition works and all necessary safety protections.
- An Environmental Protection Plan is reviewed and agreed prior to the start of any site works.
- The Rear Orchard site boundary is clarified including its inclusion within the main site demise.

We also consider that further design development is required on the following items, prior to the grant of planning permission.

- Privacy aspects on the east and rear facades.
- Improvements to the landscaping layouts, which at present do not adequately provide the quality required for this location.
- Washing/drying areas for the flats which do not have balconies.
- Car Parking arrangements. Not possible to review due to the lack of a site layout.

We consider that the classical design is suitable for this location and that the new building will enhance the nature of this delightful location.

Yours Sincerely

Bob Hollis (On behalf Of The Epsom Civic Society)

