



NEWSLETTER No - 170 – SPRING 2022

CHAIR'S COMMENTARY

Dear Members,

Getting out and meeting up

As we cautiously reclaim normal life from the constraints of the pandemic and anticipate enjoying increased socialising in the longer days of Spring, my thanks must first go to Sheila Wadsworth, our Events Secretary for organising a superb outing to the Mill at Sonning for lunch and theatre on 19 December. I very much hope that the Society will be able to continue hosting 'live' events in 2022. Our AGM at Christchurch Hall on Thursday 28 April is the first opportunity to meet more of you face-to-face and we are planning our traditional social for the Society's road representatives later on, details to be confirmed. I look forward to welcoming you to these events to answer your questions, listen to your views on the Society's work and activities and just as importantly, have a good chat about local issues more generally.

Relaxing Covid regulations has made the Society's engagement with other local groups and organisations easier. We have been working with Friends of Clayhill Green in connection with two planning applications that came before last January's planning committee meeting, and I was pleased to address the committee in person about the more recent, and smaller, development proposal, more details on page 5.

Before his departure to a new role outside the Borough, and just before Christmas, some of my fellow committee members and I were fortunate to meet in person Viv Evans, Head of Planning, after almost two years of Zoom meetings. Many thanks to Viv for his commitment to regular meetings with the Society, which we hope will continue with his successor, Victoria Potts, the Borough's new Head of Place Development, to whom we offer a warm welcome.

It was exciting to see Epsom's community arts centre, The Horton, host pilot live events in December, ahead of its formal opening later this year. Performances included a concert by the Denman Street Quartet and a festive family show, the Elf Factory. More information at this link:

<https://thehortonepsom.org/news/>

Landscape and Planning



Surrey Hills' AONB Boundary Review has been seeking views on extending the Area of Outstanding Natural Beauty. On behalf of the Society, I submitted a letter in support of the joint proposal from the Standing Committee of

Residents' Associations and Woodcote (Epsom) Residents' Society to



The Society wrote in support of the proposal to extend the boundary of the Surrey Hills' Area of Outstanding Natural Beauty northwards to Langley Vale Road.

extend the area northwards to Langley Vale Road. The consultation closed on 31 January, and we await an update on whether this proposed extension has been approved.

Members will recall that we ran a feature on the **Chalk Pit** in our Autumn newsletter about the serious and deteriorating situation there from the continuation of unauthorised recycling operations. The planning application to Surrey County Council for retrospective permission was pulled from the 26th January council agenda on legal advice. More details on page 3.

As I reported in the Society's Winter newsletter, there has been further slippage in the **Local Plan timetable**, and the public consultation (the Regulation 18 consultation) scheduled for November 2021 – January 2022 has yet to begin. You can register for updates on the Local Plan's progress and the launch of the consultation by emailing your details to: localplan@epsom-ewell.gov.uk or register your interest via the consultation page: <https://epsom-ewell.inconsult.uk/>

On 14 January 2022 the government published the Housing Delivery Test (HDT) figures 2021. The table shows the **amount of new housing delivered** by local authorities over the past year, set against the numbers required. Even allowing for lockdown, the Borough's performance has, as expected, hardly changed from last year: joint third worst deliverer (together with Worthing) of new homes in England at 35% of target (only Eastbourne and Southend are worse at 32% and 31% of target respectively). Failure to deliver on numbers requires increased delivery in future years, which has significant implications for site allocation in the new Local Plan as well as for policies on permitted heights and density. More detail is available at this link: <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

More encouraging is Housing Minister Chris Pincher's statement (24 January 2022) in the House of Commons about **community engagement in planning**. Responding to a question, he said that it was "important that local communities have input into the planning process. We recognise as part of our planning reforms the planning system must be more engaging and much more democratic." We made this key point in the Society's responses to the government's planning reform consultations, so we're pleased to note the Minister takes the same view.

Margaret Hollins

PLANNING APPLICATIONS

There has been considerable concern over the last two years and particularly in 2021 about the delay in processing planning applications with a large backlog of outstanding decisions. The prospects of improvement and catching up seem to have got off to a good start in 2022 with additional planning staff appointed later last year. In the first five weeks of 2022 there were 331 decisions issued. This is set against a background of just over 2,000 total new applications listed in 2021 so this early start is very positive. Of course a high proportion of applications relate to house extension/alterations and tree work in Conservation Areas and Tree Protection Order (TPO) trees. However, there remain a proportion of applications which are long outstanding but on some of these there is the onus on the applicant to come forward with more detail which can be very slow.

With regard to **ongoing planning applications**, please see the latest updates below:

Ashley Centre Entrance (21/00327/FUL): This application to ‘upgrade’ the eastern entrance was approved at December’s planning committee meeting. The Society wrote an objection to part of the proposals, particularly the covering of the existing red facing brickwork in sheet cladding material with changing colours of illuminated lighting.

113 Longdown Lane South (20/00545/CLP): Extension of outbuildings has been withdrawn.

Madan Cottage, Avenue Road (21/00528/FLH): Extension and new dormer window has been refused.

The Lodge West Street Ewell (19/01604/FUL): This application to develop three flats and two houses on part of the whole former park keeper’s house and garden was not considered at the January 2022 planning committee and remains outstanding.

107-111 East Street (21/01708/FUL): At the time of writing, this application for 21 new flats on the corner of Kiln Lane was due to be reviewed at the Planning Committee on 17 February with the Officer recommendation to approve. The earlier scheme ((20/00797/FUL) of 23 flats refused last year has gone to appeal (21/00046/REF; Planning Inspectorate reference APP/P3610/W/21/3283320). We will be responding with a further objection.

81 College Road (21/01287/FUL): Decision to refuse construction of a new dwelling fronting Copse Edge Avenue. The Society objected to this scheme to build a new dwelling in the rear garden.

Chalk Pit (SCC 2020/0159): The saga of this application (SCC determination) was again deferred at the January meeting to March which follows almost monthly deferrals since June 2021. Our MP spoke in the House of Commons about this unsatisfactory application.

7 Stoneleigh Station approach (21/01156/FUL): A modified scheme (now 13 flats) of the refusal in 2020 is at the Planning Committee on 17 February with an Officer recommendation to again refuse.

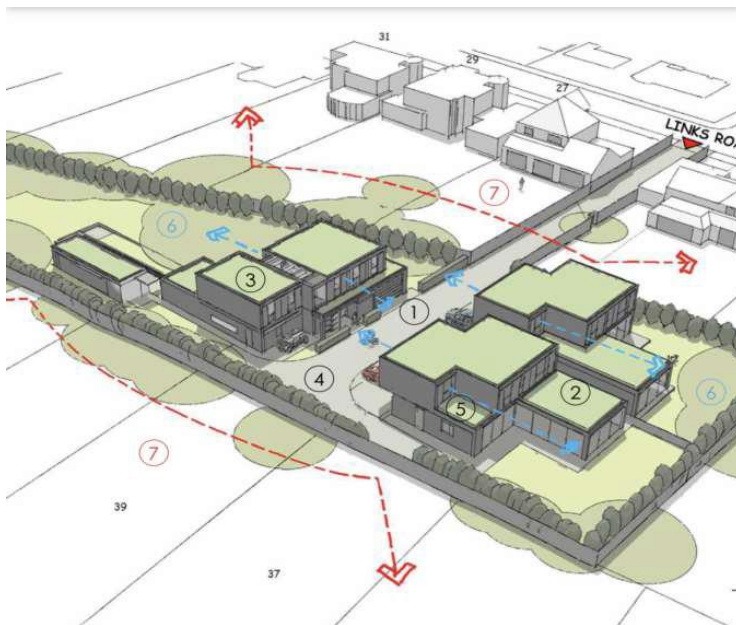
New applications:

35 Alexandra Road (21/01920/FUL): Demolition of house (pictured right) with replacement with nine flats. We have objected that this is a fine and good condition Edwardian property on the corner of Ashdown Road,



which, along with Kingsdown, Links and the eastern end of Alexandra Roads, all contain excellent Edwardian houses set in wide streets worthy of Conservation Area status appraisal and should be retained. The proposal is crammed into the site with virtually zero external amenity space and would harm the locality. This house was recently included in a (non-ECS) submission of buildings worthy of being locally listed.

Land at rear of 23a/29 Links Road (21/01762/FUL): A new application for three houses, one of which with its garden outbuildings, is exceptionally large. This site has had several applications and subsequent appeals were dismissed. We support the local residents' view that this site is backland development and inappropriate.



Evening view of sycamore trees at the boundary with the backland. The Inspector agreed that this view would be compromised with the proposed units positioned almost up to the boundary.

29/31 Waterloo Road (21/02006/OUT) (Suddies and Reading newsagent): This is a second outline application following the first refusal to demolish two shops with accommodation over and replace with nine flats. The first refusal (21/00903/OUT) was due to poor and sub-standard internal living arrangements and a development which would result in a scale of excessive mass which would be too bulky and dominant resulting in a cramped and contrived development with overbearing and overshadowing impact on the adjoining footpath. Additionally, although not stated in the refusal, the loss of a convenience store and employment land should be resisted. This second application seems to change little from that refused. An appeal is now in progress in connection with the first refusal (21/00051/REF).

30 South Street (22/00025/FUL): A new application for a first floor front extension of conservatory type fully glazed for extended use of former Symonds Well pub for party functions. The proposal is incongruous in the street scene being highly visible. Objection lodged.

72 High Street (21/019190/FUL): The former amusement shop and before that the Wellington public house. Application for ground floor and basement conversion to class E use general business use with two flats to first floor and roof space. No objections but, importantly, the fine fascia with Ales and Stout lettering, fine fenestration with terracotta features must be retained.

Michael Arthur

CONSERVATION AND HERITAGE

At long last Spring has started to appear. I have just seen three deer and a kestrel in Langley Vale Woods: absolutely gorgeous and full of life. It is also good to note that the Langley Vale Woods visitors' car park is now under construction and apparently is due to open this May. This hopefully will encourage more visitors to the site and experience one of our best local amenities, including the ancient woodland which will soon be carpeted in a sea of bluebells (pictured).

We are still seeing a backlog of Planning Permission approvals and appeals. Hopefully our Planning Department and The Government Inspectorate can get a grip on the situation and minimise any future delays.

The **main planning cases** include the following:

Appeals

The *Multi-Storey Car Park at Epsom Hospital (20/00249/FUL)*: Appeal reference APP/P3610/W/21/3287870. Currently under review. The scheme is for a six-storey car park with 527 parking spaces. The Planning Committee refused the application whilst the Council's Planning Officer recommended for approval. The Society objected due to the extremely poor design, height above the adjacent hospital and the detrimental effect to the adjacent conservation area.

6 The Grove (20/01855/FUL): This latest proposal for 9 new flats was refused in July 2021. An appeal (21/00032/REF) has been issued. This appeal is currently in progress and the ECS has re-confirmed its objection to this application. There have been several applications for this site over recent years. Concurrently another application relating to an approved scheme's design conditions has been refused.

Langley Bottom Farm (20/00475/FUL): The planning application for the demolition of the existing farm buildings and the construction of 20 residential dwellings on Green Belt land was refused in February 2021. An appeal (21/00044/REF) was lodged in September 2021, which is ongoing.

Planning Decisions

24-28 West Street (19/01021/FUL): This planning application is for the demolition of the existing buildings and the construction of a 7/8 storey residential block (25 Flats). This application was refused at December's planning committee meeting. Unfortunately, our Planning Officers recommended the scheme and also encouraged the developer to submit a higher block at the pre-application stage. There was an amazing number of objections to this application and reconfirms our residents' wishes to protect our conservation areas and safeguard the skyline of Epsom.

Clayhill Lodge & Allonby in West Hill (20/00031/FUL + 21/00167/FUL): These applications within the Stamford Green Conservation Area and adjacent to Clayhill Green were both refused at the January 2022 Planning committee meeting.

Friars Garth, The Parade (21/00701/FUL): This latest proposal is for the demolition of the existing house and the erection of a three-storey building accommodating 9 flats. This application was approved at the January 2022 planning committee meeting.



Awaiting Decision

Hollycroft, Epsom Road, Ewell (21/01254/FLH and 21/01167/FUL): The Society has objected to the proposal to build a new dwelling in the rear garden of Hollycroft (21/01254/FLH) and the separate application for conversion works to the Grade 2 listed Hollycroft house. Both applications are awaiting decisions.

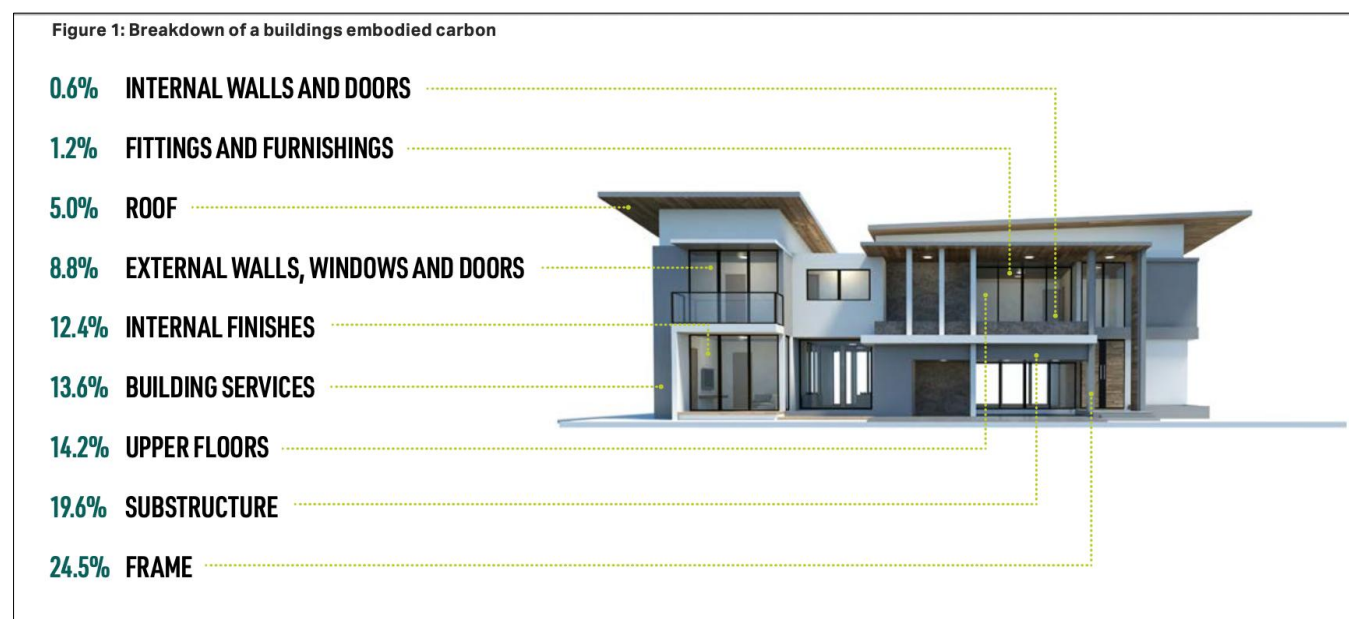
Bob Hollis

CLIMATE CHANGE AND SUSTAINABLE DEVELOPMENT

The dual case for retrofitting: Carbon savings and heritage!

New buildings are often seen as a symbol of modernity and progress. However, demolishing to rebuild requires the use of increasingly scarce resources and significant waste volumes. The DEFRA statistics on waste reported in March 2020 show that in 2016 the UK generated over 66 million tonnes of non-hazardous construction and demolition waste. This represents about 62% of all UK waste. (<https://www.gov.uk/government/statistics/uk-waste-data>) In addition, the building and construction sectors are responsible for 39 per cent of all carbon emissions in the world, with operational emissions (from energy used to heat, cool and light buildings) accounting for 28% (Source: Global Status report for Buildings and Construction 2019, IEA).

An AECOM study (The Carbon and Business Case for choosing refurbishment over new build, June 2020) indicates that about 60% of the embodied carbon of a building comes from the substructure (foundations), frame, floors and roof. As such, carrying out an extensive internal refurbishment means a significant amount of carbon emissions can be avoided.



A deep refurbishment can retain the sub-structure and structure and still provide excellent fabric performance as demonstrated by the retrofitting standard available for residential and non-residential buildings called EnerPHit (Energy Retrofit, <https://www.homebuilding.co.uk/advice/enerphit> and

<https://www.passivhaustrust.org.uk>). It is a standard for refurbishment of existing buildings using Passive House components. The energy efficiency requirements are less onerous than for new builds owing to the historic structures and architectural features of the buildings being considered.

To me this represents an argument that can be further made in support of the recent decision to refuse demolition and redevelopment of 24-28 West Street. This is a building with a historic façade at risk of being lost to be replaced by a modern tower block. Keeping the façade and potentially adding an architecturally sympathetic partial extension to the footprint could allow a redevelopment of the site in keeping with our local heritage. It would minimise waste and create housing with strong energy efficiency and comfort criteria to meet our Borough's climate change objectives. The old and simple adage is also applicable to building and construction: Reduce – reuse – repair - recycle!

Aurélie Paoli

TWENTY-FIVE YEARS OF TWINNING BETWEEN EPSOM & EWELL AND CHANTILLY



2020/21 marked the 25th anniversary of the Twinning of Epsom and Ewell with Chantilly, just outside Paris. The charter in the Town Hall is dated September 1995 but our celebration of the anniversary was postponed because of Covid. The towns share very strong horse-racing connections, history and traditions.

Epsom and Ewell Town Twinning Association was set up by Epsom and Ewell Borough Council to foster links and friendship between the two towns. It runs activities such as exchanges between schools, clubs, organisations and individuals. It hosts social events to bring members together, an annual French speaking competition for local secondary schools and promotes Twinning at public events. Choirs from Chantilly, its two other twin towns and Epsom and Ewell take part in a biennial International Choral Festival which Epsom and Ewell hosted in 2016.



Special events are planned to celebrate the anniversary and Epsom and Ewell's residents are warmly invited. Celebrations start with a Quiz Night on 18th February and a Race Night on the 29th April, with more events to follow. The Queen's Platinum Jubilee Bank Holiday weekend sees a party from Chantilly

visiting Epsom to join in the celebrations for the Queen and for the much postponed Twinning anniversary. The Association is looking for residents to host our French friends for the weekend.

If you want to find out more about Epsom and Ewell Twinning Association, the events planned to mark the anniversary or if you would like to host guest(s) from Chantilly then please email contact@epsomtwinning.com and/or see www.epsomtwinning.com or Facebook.

Martin Lewis

THE DOWNS

Epsom Downs - Top Car Park

In our previous newsletter (Number 169 - Winter 2021/2022), we reported that The Downs Conservators had asked Surrey County Council (SCC) to make a Traffic Regulation Order that would close the part of the Old London Road leading to the top (Seven Furlong) car park on Epsom Downs overnight and during racehorse training hours. The reasons for this request were set out in a paper presented to the Downs Conservators meeting in June last year (Request for a Traffic Regulation Order).

The draft Order to effect this change of access was published for consultation on 6 January, in a local newspaper and on the SCC website (<https://www.surreysays.co.uk/environment-and-infrastructure/old-london-road-epsom-prohibition-of-vehicles-prop/>). However, no notices were put up on the road or at the car park, and no attempt seems to have been made to ensure that affected members of the public were made aware that a consultation was under way.

The consultation period ran until 3 February with the Council inviting objections, expressions of support, or comments on the proposal. The Committee recognises that there are a range of views among its members on whether or not the increased access restrictions to the Downs are justified, and the Society itself did not therefore respond to the consultation. However, we did alert members of the Society via email, where we hold an email address, and encouraged them to submit their own comments and representations. The online survey is now closed but members who have views and were not able to respond within the time limit could try contacting SCC (TRO Team at Hazel House, Merrow Lane, Guildford, Surrey, GU4 7BQ) to see whether late comments will be accepted.

Nick Lock

MEMBERSHIP

Welcome to our new members, some of whom joined at our stand in the market on 12th September. We were pleased to join many Epsom organisations promoting all that is good in our town. Our other new members this year have joined us through 'word of mouth'. Since this time last year we have welcomed 47 new members. We have a membership of over 1750 which is excellent but the more members we have the greater our influence, particularly in planning matters. If you think that family, friends, neighbours or colleagues not already members might be interested in joining please pass on your Newsletter or contact me for another copy / more copies. Alternatively they can see what we are actively doing by consulting our website <https://epsomcivicsociety.org.uk/>

SUBSCRIPTIONS

Our committee has decided to increase the annual subscription for the first time since 2000. They will now be £3 for an individual / £5 for a household due now for 2022.

If you were not in when your Road Representative called to collect your subscription, he/she will have left a small envelope with his / her name and address for you to arrange payment in a way that suits you. If paying by cheque, please make the cheque payable to 'Epsom Civic Society'. If you choose to pay online, go to the website www.epsomcivicsociety.org.uk/membership and click on 'Join us' and select the PayPal option at the bottom of the page which is also for renewal. Select individual (£3) or household (£5) membership as appropriate, or pay a different amount if you wish to make a donation. When you select the yellow 'Pay Now' button, you will be taken to the PayPal website. If you have a PayPal account, you can sign in; if not, you can make the payment by credit or debit card without signing in.

Once again, thank you for supporting the Society. Your voice is important to us as we work to move our Borough forward by promoting development that is sustainable and appropriate for our local requirements. Keeping our town and local environment an attractive, vibrant and healthy place to live, work and socialise is important to the Society. We all need to look about us and sometimes take action. So please do get in touch and we will help you make your views heard.

Tel: 01372 438361 Email: membership@epsomcivicsociety.org.uk

Ishbel Kenward

EVENTS

WEDNESDAY 18th MAY – THE WEALD AND DOWNLAND MUSEUM, SINGLETON



Following our successful, Christmas outing to The Mill at Sonning enjoyed by 39 members, our next visit is to The Weald and Downland Museum, Singleton, near Chichester and set in the South Downs National Park. This fantastic living museum showcases village life (homes and building tools, agriculture and farm life, crafts and rural trades, domestic life, furnishings, clothing, cooking and gardens) all reconstructed around a town square.

This is a truly charming place to visit. We shall have coffee/tea on arrival but their café cannot provide a full sit-down meal for everyone together, so it will mean visitors have lunch queuing individually, or bring a picnic – plenty of spots to eat in the 40 acres of land they manage. Plenty to see and do from walking trails to experiencing period gardens. The cost will be £30 for the Over 60s and this covers coach and tip, entry fee and coffee/tea on arrival. Anyone under 60 pays £32 and any disabled visitors get a special rate. Please complete the application form and forward it to me. The coach will probably be back by 6pm. The Museum is where the BBC programme “The Repair Shop” is filmed.

OTHER DATES FOR YOUR DIARY

Sunday, 19th June: Ian West will lead a walk round the **Woodcote area**. Please assemble at 2pm by the Millennium Pond (behind Epsom Hospital on Woodcote Green Road). The walk will probably last about an hour. As an historian he will delight you with local facts you never knew. Everyone is welcome.



Wednesday 6th July: For our visit to **Chiswick House and Gardens** <http://chiswickhouseandgardens.org.uk> (pictured) and **Ham House and gardens** <https://nationaltrust.org.uk/ham-house>

Details will be provided in the next Newsletter.

Sheila Wadsworth

APPLICATION FOR THE WEALD AND DOWNLAND MUSEUM

The cost will cover the coach and driver's tip, entry to museum, coffee/tea on arrival (and an additional cost if you request the guided tour).

Member's Name/s

Address

Tel. No.

Emergency No.

No. of tickets **Cost @ £30 each**

Additional guided tour @ £7.50p No. ... Total cost £

Coach Collection. Please indicate

(A) 9 a.m. Epsom Downs car park behind the tea hut by Tattenham Corner.

(B) 9.10 a.m. The Methodist Church, Epsom.

(C) 9.30 a.m. The Street. Ashted.

Please cut off this coupon and return it with a stamped, addressed envelope with your cheque made out to "Epsom Civic Society" to Sheila Wadsworth, 8 Claverton, 52 Woodfield Lane, Ashted, KT21 2BJ. Any enquiries do call me on **01372-275580** Email: wadsworthfamily@btinternet.com

Please send any letters or comments for consideration to: Newsletter Editor: publicity@epsomcivicsociety.org.uk
All of our newsletters are available in colour on our website: www.epsomcivicsociety.org.uk

Members who do not receive an electronic copy of the newsletter are recommended to visit our website to access the links in this edition and in previous editions of the Society's newsletters, where you will also get the extra benefit of seeing the pictures in colour and may find other items of interest: <https://epsomcivicsociety.org.uk/newsletters/>

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EPSOM REVUED

Epsom Many Years Ago

The Rotary Club of Epsom started life back in 1925 and the first meeting place was at Epsom Baths. An early speaker was a local Justice of the Peace who lived in Laburnum Road. He had spent what he referred to as 'his now long life' in Epsom and he had been interested in 'Epsom as I have Known it'. He was Mr Henry William Saunders, and his recollections to the Rotarians, thought to date from the mid- to late 1940s, were reported in one of the local papers, possibly The Herald.

His first story sounds hardly credible but remember he was referring to probably a period before or soon after the First World War. He is talking about the difficulty of purchasing a stamp. "One had", he said, "to go along the passage next to the staircase now leading to the offices of Edwards and Sharpe, Auctioneers and Estate Agents in the High St. There a small knocker was carefully rapped, and eventually an elderly lady (Mrs L.W. Andrews) would open the trap door, enquire your business, and after a reasonable time would elapse, or a customer was served, or some conversation completed, the precious article, the stamp, would come to hand".

In Henry Saunders' early days (he was born in 1860), Epsom was an agricultural town which hosted Surrey Agricultural Association's annual ploughing match and dinner, a major event. With increasing urbanisation spreading out from London, the Association moved further south in the county to Dorking, a move that Henry Saunders regretted. Loyal to Epsom, and mindful of the historical significance of the Association's origins, he thought nonetheless that it was fitting that the Association's centenary [thought to be in 1929] "should be celebrated in the town which gave the Association birth and in which it has had its headquarters for just close on one hundred years."

We can find out more about Henry Saunders via the excellent Epsom and Ewell History Explorer website: <https://eehe.org.uk/>. He was the eldest of five children, spending his first years at what is now 8 West Street, near the Marquis of Granby.



Henry Saunders was one of the first members of the Epsom Cycling Club.

Upon leaving West Street School, Ewell, he went to work at Dorling Printers, later changing careers to work for the Inland

Revenue. He joined the 'Epsom Rifles' and in 1891 became one of the first members of Epsom Cycling Club.



Henry Saunders in 1911 (when he was 51), as Chairman of the then Epsom Urban District Council. All historic photographs reproduced with thanks to Bourne Hall. Museum.



Henry Saunders lived at 8 West Street, near the Marquis of Granby pub, in his early years. (Photo: Margaret Hollins)

During his long life, Henry became increasingly involved in civic affairs, serving as Secretary to the Catering Committee for Epsom's celebrations for Queen Victoria's Diamond Jubilee (22 June 1897), the coronation celebrations for King George V in 1902 and for Edward VII in 1911. For 20 years (1904-1924) he served as a councillor on what was then Epsom Urban District Council, being appointed chairman of the council in 1911. He was also a Justice of the Peace. Henry married his first wife, Sophia



Henry Saunders and his family lived at 20 Laburnum Road for much of his long life.

Leggett, in 1886 and they set up home at 13 East Street. They had three daughters and subsequently moved to what is now number 20 Laburnum Road. Widowed in 1916, Henry remarried in 1918 and had a son with Olive, his second wife. 20 Laburnum Road remained his home until he died in 1949.

Throughout his life Henry maintained his interest in Epsom and its inhabitants. Of particular interest to local historians is the article he wrote in 1947 for the Epsom Herald about the High Street "50 Years Ago". The route of his "imaginary walk" from the railway bridge on the north side and working westwards, crossing Waterloo Road and up to the Marquis of Granby and across the "end portion of the High Street" facing the clocktower before returning along the High Street's south side and crossing Ashley Road reveals a High Street populated with retail variety and notable local characters. "Gone are most of the old names, but a few remain on the fascia boards of a few shop fronts, and here and there the sons of old tradesmen carry on the tradition of individual and personal service." The clocktower aside, the waymark buildings on this route for us today are those that are, or were formerly, pubs: The Albion (now McCafferty's), The Spread Eagle, and the Marquis of Granby.

Surprising to most of us now is that "the alley way leading to the station was at that time a source of revenue to the London and South Western Railway, who charged for its use. A fee was paid voluntarily, if not willingly, by the traders at the west end of the town in order to encourage customers to make use of that narrow thoroughfare." Also surprising is the modern resonance, given recent lockdowns and supply-chain issues, of much of the article's opening paragraph: "Another austerity Christmas, with its shortages and restrictions, its scrambling to obtain even a little extra, and its high prices, made the minds of many old people turn back to half a century or more ago. They were the bad old days no doubt that from the view point of this lean year of grace, they appear almost super abundant." And I wonder how many of us can sympathise with this as we reflect on our own preparations for the festive season: "Shop early" was a phrase no one had thought of. There was plenty for all – except the poor – and Christmas week was soon enough to think about buying the turkey."



The Marquis of Granby, The Spread Eagle (also once a pub) and The Albion (now McCafferty's) were notable waymarks along Epsom High Street many years ago.

The full text of Henry Saunders' High Street article is accessible at this link: <https://eehe.org.uk/wp-content/uploads/2019/05/Saunders1947Articles.pdf> With thanks to Roger Morgan for providing a rich source of information in his recent post (2021) on H W Saunders on the Epsom and Ewell History Explorer website.

Harry Corben