

Epsom Civic Society

shaping the future, safeguarding the past

Mole Valley
Principal Planning Officer

25th April 2022

Dear Sirs

Ref - Planning Application MO/2022/0474 Marsden Nursery OBJECTION

The Epsom Civic Society has major concerns regarding this Planning Application. Although not located within our Epsom & Ewell Borough, the proposed scheme has severe effects on our south eastern boundary.

Our three main concerns are :

- 1) The site is located in the Green Belt. This proposal represents a serious departure from the statutory development plan for Epsom & Ewell . We note that all of the existing buildings are being used for either commercial or for agricultural activities. The new housing estate would result in considerable harm to the purpose of the Green Belt. Any benefits from the new dwellings do not outweigh this harm.
- 2) Should this scheme be constructed, then affectively the urban footprint of Epsom will link directly to that of Ashted. It may also set a precedence for building dwellings on the horse fields, immediately to the west. Thus ruining the views of one of key vistas of the borough and indeed Surrey.
- 3) Should the Garden Centre and restaurant be allowed to close then 24-30 people will possibly be made redundant. Houses should not come before local jobs. This is a beautiful garden centre where many of our older members enjoy an excellent local facility. If closed, then they will be forced to travel further afield causing an increase in car journeys.

Besides our main concerns there are many local problems relating to this site. Immediately to the south of the site is the old Epsom refuse pit. This old chalk pit was filled with Epsom's landfill back in 1969-1970. Much of the refuse was untreated and reflected our lack of

recycling knowledge at the time. The proximity of this waste will certainly affect the Nursery site and could cause foundation and drainage design challenges.

The ECS have notified Epsom & Ewell's Planning Department (Vicki Potts) of this application. We recommend that discussions are held between the two boroughs before any decisions are made.

Whilst appreciating the need to provide more housing in Mole Valley we do not consider that this Ashted/Epsom boundary location is appropriate. Therefore, this Planning Application should be refused.

Yours Sincerely,

Bob Hollis (Vice Chair of ECS)

