

# Epsom Civic Society

shaping the future, safeguarding the past

Euan Cheyne  
Planning Officer  
Epsom & Ewell Borough Council  
Town Hall

15<sup>th</sup> July 2022

Dear Euan

Ref - Planning Application 22/00814/NMA Land Rear of 23A-29 Links Road

The Epsom Civic Society are concerned at this proposed application for amendments to the previously permitted application 21/01762/FUL.

We do consider that the proposed amendments are material in the context of the overall scheme. There are 3 sections for these amendments:

- 1) The reduction of the width of the main access road from 5m to 4.3m.

It is stated in the Developer's notes that there will not be sufficient width for a pedestrians walkway nor the need for 2 vehicles to pass. This will definitely cause a safety issue as well as the problem of vehicles backing up in Links Road.

- 2) The removal of Tree T27

This is a mature Horse Chestnut tree with a further life expectancy of 10-20 years. It is wrong to fell healthy trees just because they interfere with the dwelling layouts and access. The scheme should have been designed to take account of all tree canopies, roots and trunks.

- 3) Phasing of the Works

The only real phasing proposed is that the access road is constructed first prior to the start of the construction of the dwellings. Then the dwellings being built in any sequence or parallel working. It is obvious that you cannot achieve access to the site until the access road is completed. It is now apparent that should the plots be 'self build' then this 'notional' phasing relieves the Developer of CIL payments. The ECS view this as a deliberate avoidance of CIL payment. Had this proposal been known at the time of appeal then it may well have been refused.

The Epsom Civic Society take a dim view of applications for amendments so soon after approval, which have a major impact on the original approved scheme. Such items should have been included for consideration during the main validation period. We strongly suggest that this application is refused.

Yours Sincerely,

Bob Hollis (Vice Chair of ECS)

