

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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7 September 2022

Support Group Requests
Epsom & Ewell Borough Council
Planning Department
Town Hall
EPSOM KT18 5BY fao Gemma Paterson

Dear Sir/Madam

Planning application 22/01294/FUL- 24/28 West Street Epsom

Epsom Civic Society has further viewed the proposed details within the application for the redevelopment of this site and submits additional comments to those dated 29 August 2022.

1. There is no proposal to include affordable housing on site. The Society is disappointed that the scheme is seemingly unable to deliver the 35% level of affordable housing under Policy CS9 which is so desperately needed. This should not be ignored. Particularly, the company developer states that it is not in ownership of the site. There should be flexibility in the purchase value to reflect the affordable housing requirement.
2. The red line indicating site frontage to West Street shown on drawing No. 002.00 shows encroachment onto the existing footway and therefore implying its narrowing. This is completely the reverse of the proposals suggested in the Epsom Town Masterplan which states for this location

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“pull frontage back to widen footway”. The date of validation of this application is subsequent to the date of the consultation of the Masterplan. The Masterplan proposals should have preference, particularly with the intensification of use to this footway and shared cycle way this proposal will bring, The plan proposal shows cycle storage access as being along this frontage which will add to the intensification.

3. The red line, again on drawing 002.00 for Station Approach indicates the site as being quite an extensive intrusion into the public highway both to the existing shared footpath/cycleway and the running vehicular highway itself.
4. Notwithstanding the applicant’s statement of discussion with the Highways Authority about its proposals, the Society is not convinced that full agreement has been reached on seemingly shedding so much public highway land for a private development. There needs to be public consultation by the Highway Authority about the proposals indicated.
5. The Society judges that the proposed loading bay has the effect of reducing the shared footway to about 1.0m wide and a reduction of the running carriageway from its existing 4.2m wide to 3.1m. Both pinch points are considered unacceptable.
6. The proposed narrowing of the carriageway as above is of concern because it does carry heavy traffic including busses and the narrowing of the road on approach to the right hand bend does not make highway sense. Observation on site is that the trajectory of running traffic needs, and uses, the left hand side of Station Approach, i.e. where the loading bay is proposed, to position the vehicle to turn right. The road usage would be compromised by the proposal.
7. The application, taken with our previous comments is not acceptable in its current form, and refusal is requested as it stands.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

c.c. Ward Councillors

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