

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Victoria Potts BA(Hons) DIPTP, MRTPI
Head Of Place Development
Epsom & Ewell Borough Council
The Town Hall
Epsom
KT18 5BY

7th November 2022

Dear Vicky

Ref Planning Application 22/01612/FLH Frances Lodge 43 Woodcote Side - Objection

A similar application for this site has previously been refused by the council. That application was 21/01649/FLH. The refusal was based on the height, mass, scale and bulk of the proposed design. This latest application is very similar in concept to the previous scheme and therefore we do not recommend that it should be approved.

The site is located in one of the Borough's most delightful tranquil and sylvan areas. Epsom Common abuts the site to the west and the south and provides the setting for the dwellings in this area. We do not consider that Policy CS3 has been adequately addressed within the applicant's ecological appraisal. The policy states that 'The biodiversity of Epsom and Ewell will be conserved and enhanced through the support for measures which meet the objectives of national and local biodiversity action plans in terms of species and habitat'. We fail to see that this policy has been achieved and that the ecology of the area has been suitably considered.



The building design is still too high and bulky. The proposed sections identify an increase in height of over 3m. ie. From 5.30m to 8.34m. This will present a visual bulk to 45 Woodcote Side and be in variance to the height of other nearby dwellings.

The proposed construction process on such a site would also be of concern. A Construction Management Plan would need to be tabled and approved by all parties. Special care would need to be taken on tree and habitat protections. We suggest that this Plan would be required as a Condition.

Whilst the project only directly affects a small number of neighbours, there are wider issues on the disturbance to this most tranquil of settings. Therefore, the ECS objects to this application and suggests that a much improved design needs to be considered along with an approved Ecology Plan.

Yours Sincerely,

Bob Hollis (Vice Chair Epsom Civic Society)

