

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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9 May 2023

Dana Nickson
Case Officer
EEBC Planning Dept
Town Hall Epsom
KT18 5BY

Dear Dana Nickson

Application No. 23/00290/RES relating to reserved matters to condition 2 of outline permission 20/00958/OUT

The Society has viewed the documents and has objections about the site and variations to the approved permission, either not in accordance with the approval, or omission from the approval.

1. The site of redevelopment with three houses is being actively marketed tantamount to being fully complete and for occupation.
2. Amongst other things, the Society is concerned that works to planting hedging has occurred outside the site on land not in the applicant's ownership.
3. This planting is at odds with the open aspect of Pine Hill and the area generally known as The Woodcote Estate, all of which do not feature footpaths per se but do reserve a width of open grassed greenery suitable for pedestrians when needed for safety.
4. This openness should not be breached. It is indeed particularly important at this location both close to the junction of the spur road to Woodcote House and the junction with



Woodcote Green Road where traffic is at its highest with sightlines and vision important road safety matters. Planted hedging in this location impairs these requirements.

5. Your, and the planning department's, urgent attention to outstanding issues and enforcement about this application and site is requested.

Yours sincerely

Michael Arthur MBE RetFCIOB FCMI

Cc Ward Councillors

