

Shaping the future, safeguarding the past

www.epsomcivicsociety.org.uk/ | email: info@epsomcivicsociety.org.uk

Facebook: EpsomCivicSociety | X (Twitter): @EpsomCivicSoc

Justin Turvey BA(Hons), DIPTP, MRTP
Interim Head Of Place Development
Epsom & Ewell Borough Council
Town Hall, Epsom

13th November 2023

Dear Justin,

Ref- Planning Application 23/01239/REM Langley Bottom Farm Alterations - Objection

Epsom Civic Society are concerned at the proposed alterations to the originally approved application (20/00475/FUL), for the construction of new residential dwellings at Langley Bottom Farm. Many of the Developer's proposed amendments are very much cost savings which will lead to a far less attractive design and a loss of the rustic elements of this rural development.

The main design concerns are the removal of the curved build form for Plots 1-3 and 17-20 and the simplified roof structures leading to a more utilitarian plain design. Likewise, the hipped roofs over the bay windows are being replaced with a simple single pitch format.

The ECS were present at the Appeal Hearing and noted that the applicant's main design benefit was the provision of a Rustic design to suit the farmyard setting and the rural nature of the site. This design intent was provided by the barn-style front doors, catslide roof forms and external landscaping. Many of these design 'promises' have been deliberately removed to enable cost savings to be achieved. The development now resembles a conventional housing estate rather than a 'farmyard' setting, which was one of the main reasons for approval.

The Epsom Civic Society firmly believe that our Local Planning Authority should ensure that the quality of the approved development is not materially reduced between planning permission being granted and the final completion of the scheme.

We also note that SCC Highways have also added requirements relating to the control of construction vehicle access at the junction with Langley Vale Road. These requirements should be addressed within the Contractors Management Plan. ECS also request that pedestrian footpaths and Bridle Ways should remain open throughout the construction works, any diversions must be agreed and notices clearly displayed throughout the works.

Epsom Civic Society strongly recommend that this application is refused.

Yours Faithfully,

Bob Hollis

(Vice Chair ECS)