



## NEWSLETTER No - 177 – SPRING 2024

[www.epsomcivicsociety.org.uk](http://www.epsomcivicsociety.org.uk)

### CHAIR'S COMMENTARY

Dear Members,

Increasing daylight hours and the prospect of British Summer Time within reach (31 March) encourage many of us to get out and about more, plan our leisure time, and enjoy what's on offer locally and further afield. This is not to say that winter kept us in: the Society's December trip to the Mill at Sonning was hugely enjoyable, and my thanks go to Eleanor Bland, who organised everything for us and ensured the day's arrangements ran so smoothly. **We'd love to hear from you about the sort of events you'd like the Society to organise in the coming year.** More from Eleanor on events planning on p12.

Following the positive feedback the Society received about our Autumn 2023 newsletter's **local history** feature on Rosebery Park, I'm very pleased that author and Civic Society member Tricia Ladd has kindly agreed to contribute a second article for this Spring 2024 edition. Tricia's account of the

history of Epsom's Upper High Street starts on p 4 and, in her customary style, is rich in detail and images of the Upper High Street through time. My thanks to Tricia and to Surrey Libraries, Epsom and Ewell History Explorer, Epsom and Ewell Local and Family History Centre and Bourne Hall Museum for permission to reproduce text and images.

Continuing the historical theme, do not miss the exhibition produced by NESCOL's Creative Media students for their '**Epsom Then and Now**' project, a series of 10 banners each with their own original and creative interpretation of themes including, 'The Chronicles of Change', 'Ancient Epsom', 'Travelling Through Time', 'Places' and



*Some of the banners from NESCOL Creative Media students' 'Then and Now' Exhibition, on display at Epsom Library.*

Epsom Within Us’. At the time of writing, the display, supported by Epsom and Ewell BC, is at Epsom Library. Congratulations to everyone involved in producing an engaging and thought-provoking work for all of us to enjoy.

## HORTON CEMETERY

Our Winter edition (No 176) reported on October’s commemoration event featuring the Remembrance Ceremony and Memorial Garden. Meanwhile, efforts continue with a petition to restore Horton Cemetery, the resting place of 9,000 hospital patients, to the community. The story of Horton Cemetery is available on The Friends of Horton Cemetery’s website [here](#). The petition is aiming at 1000 signatures at least and your signing it online will help the cause, link [here](#).

## TREES

I was delighted to welcome representatives from our friends at Epsom and Ewell Tree Advisory Board (EETAB) to the Society’s January committee meeting. Our respective organisations share common interests and if you would like to find out more about EETAB’s work and how to support them, you can access their website [here](#).

## DESIGN CODES for PLANNING

When the plan-making provisions in the Levelling Up and Regeneration Act 2023 are in force, local authorities must ensure that their development plan (ie the Local Plan) includes requirements with respect to design. Mindful of the limited resources available to EEBC, ECS is **keen to collaborate** with the Council, other local interest groups and stakeholders in **preparing a local design code**. The fundamental purpose of design codes is to ensure that “new development enhances character across the Borough, creates a sense of place, provides high quality architecture, townscape and public realm, and is well connected to its immediate and wider setting. They should be the primary tools for local planning authorities to assess and improve the design of developments.”. Aurélie Paoli’s article on design codes (p9) contains many good ideas and is most timely.

## LOCAL PLAN UPDATE



Following resumption – ‘un-pausing’ - of the draft Local Plan process, as reported in our Winter 2023 newsletter, the Council’s revised timetable for getting a new Local Plan adopted is as follows:

Stage	Revised Local Plan Timetable
<b>Regulation 19 - Public consultation - publication of draft Local Plan</b>	January – February 2025
<b>Regulation 22 – Submission of document (the draft LP) to Planning Inspectorate</b>	May 2025
<b>Examination in Public (EIP) – hearings commence</b>	July 2025
<b>Inspector’s final report</b>	March 2026
<b>Adoption of Local Plan</b>	April 2026

The timetable for adoption has been revised many times, as regular readers of this newsletter will know. It has always been the case that pending adoption of a new Local Plan, the Borough remains vulnerable to speculative development, given that the existing (adopted) Local Plan is out of date and not compliant with the National Planning Policy Framework (NPPF). It is especially important to stick to this latest timeframe since the **government has given a deadline of 30 June 2025** for submission of draft plans to the Planning Inspectorate under the current plan-making system. Failure to submit in time could necessitate a fresh start under a revised system at considerable further cost and delay, with the additional risk of central government intervening to assume the Borough's plan-making powers. More on the timetable for adoption (the Local Development Scheme) at this [link](#).

The Society's continuing intention is to keep members updated on the Local Plan process via our newsletters and website. Our newsletters have covered this topic regularly since our Winter 2016 (No. 150) edition, when the estimated date for adoption of a new Local Plan was July 2018. Readers can also access an update via the Council's recently published Frequently Asked Questions (FAQs) on the Local Plan, details [here](#).

A reminder, with our newer members in mind, that **a revised and updated Local Plan will decide the planning and development policies to be applied to all planning applications in the Borough over the next fifteen years or thereabouts** – so in anticipation of next year's formal consultation it really matters that people make their views known, either via the Society or directly to the council.

The Society submitted its response to the Council's consultation (24 November – 22 December 2023) on the **draft Town Centre Masterplan** (TCM). We understand that there were around 250 responses in total. The TCM will form a key part of the evidence base for the emerging Local Plan. Thanks must go to the members of the Society's planning sub-committee for devoting considerable amounts of time to formulating our response in the run-up to Christmas. Thanks also to Max and the team at the Rising Sun for hosting the Society's committee meetings for 2024.

#### **IN OTHER PLANNING NEWS**

More planning and related publications from central government were launched in December and yet more in February. On 19 December Secretary of State Michael Gove gave a speech on plans to build on the government's long term plan for housing, 'Falling back in love with the future' details [here](#). On the same day the revised NPPF was published [here](#), together with a slew of other policy and guidance updates and responses, including updated advice on the role of Green Belt [here](#), planning policy for traveller sites [here](#), the Housing Delivery Test 2022 measurement [here](#), and the government's response to the consultation on reforms to national planning policy (to which the Society had responded in March 2023) [here](#). A few days later, a consultation on street votes was published which the Society opted not to respond to; and on 13 February, following a government [press release](#) consultations were launched on [Strengthening Planning Policy for Brownfield Development](#) and on [Changes to Permitted Development Rights](#).

The Society keeps a close eye on central government's legislative and policy changes, given their implications locally in terms of getting a new Local Plan adopted, deciding planning applications, protecting heritage, deregulating planning control, and not forgetting support given to (or removed from) community participation and local democracy in the planning process. We have responded to six major government consultations on planning reform over the past three and a half years. Meanwhile we wait for information on **our nominations for local listing**, part of Surrey County Council's government-funded Local Listing Project. We anticipate that we may know more by September, almost three years after our submissions!

**Margaret Hollins**



## A SHORT HISTORY OF UPPER HIGH STREET, EPSOM

*It has been a couple of years now since Lidl opened its smart new store in Upper High Street, Epsom, a relative backwater in the town today. But it wasn't always the quiet end of town – here is a short history of Upper High Street since its inception in the mid-19<sup>th</sup> century.*



*Upper High Street, Epsom taken February 2024. Photo: T Ladd*

Whizz back in time to 1847 and the arrival of the first train station in Epsom, situated on a new road, aptly named 'Station Road'; this was the original Upper High Street.

Prior to the arrival of the railway, the area was just fields and meadows. The new station was the terminus of a branch line of the London Bridge to West Croydon railway via Sutton and was little more than a simple

platform arrangement with signal box. Soon followed the Railway Hotel, livery stable and posting house which were established on the site directly opposite the station, Lidl's site today. A small railway goods yard lay adjacent and across the end of Station Road. It wasn't until later in the 19th century that it would be extended to link with Alexandra Road.

'Station Road' joined up at its lower end with Epsom High Street, Church Street and East Street. At the time Ormond House stood at this junction - this was the home of locally famous Henry Dorling, Clerk of the Racecourse and stepfather to Isabella, who went on to gain widespread and lasting fame as Mrs. Beeton. The present-day Ormond Buildings, an imposing turn of the century terrace housing Dreams bed shop, is not the original Ormond House. It does however display a pale blue and white plaque (pictured), stating that Mrs. Isabella Beeton 'authoress' and Epsom & Ewell Notable Resident lived here, between 1856 - 1859. The original Ormond House was carved up by the 1859 railway line extension to the new railway station serving the Leatherhead and Waterloo route on the site of today's Epsom Railway station in Station Approach.



*Epsom Town station, London & Brighton South Coast Railways c1900. Image courtesy of [Surrey Libraries](#) and is held in the [Epsom & Ewell Local And Family History Centre](#)*

Back in 1859 there was very little development along 'Station Road' until the 1860s and 70s when trains started arriving from London Victoria, in addition to the London Bridge service. With the increased rail service and more passengers, a new station building slightly to the west of the original platforms was constructed.



*The old station behind the present-day shop fronts. Photograph by Roger Morgan © 2021*

This was called 'Epsom Town' station, and the building remains to this day, and can be seen from the train though it is hidden from the road behind a row of single storey shops built on its forecourt - a couple of hair salons, Kenneth Broome Photography, and some take-away outlets.

After the new railway station opened, Railway Terrace was constructed halfway along Station Road on the south side, which later became Epsom's first supermarket with check-outs, known as Worlds Stores, then Gateway supermarket, and is now Epsom Odeon.



It wasn't until the turn of the century that Station Road became fully developed and the fashionable shopping centre of Epsom, equivalent to the Ashley Centre today. Rows of gabled and shuttered terraces which still stand today were built as shops with residential apartments above, along both sides of the road.

Absalom & Garland Ironmongers occupied Sevenoaks Sound & Vision premises in 1911 and the ghost signs are still visible above the shop front today.

J Sainsbury owned premises on the prestigiously named 'Grand Parade' (where Fudges Cycle shop is today) operating as counter and service shops until 1965.



A couple of years ago, Epsom Civic Society put forward 'Grand Parade' to Surrey County Council, for locally listed status, for its "harmonious vista of gabled facades dating to circa 1900 with terracotta details to the first floor (and) half-timbered gables at second floor level".

*Photos: Above: Looking up Station Road, (now Upper High Street) c.1910 Image courtesy of [Surrey Libraries](#) and is held in the [Epsom & Ewell Local And Family History Centre](#)*

*Below: Looking down Station Road, (now Upper High Street) c.1910 Image courtesy of Roger Morgan.*

A decision has yet to be made.





*Absalom & Garland in 1911, now Sevenoaks Sound & Vision with inscriptions still visible today. Image courtesy of Bourne Hall Museum. Present day photograph (below) by T Ladd 2024.*



*Photo: J. Sainsbury, 15 Upper High Street (formerly Station Road). c.1904 Image courtesy of [Surrey Libraries](#) and is held in the [Epsom & Ewell Local And Family History Centre](#)*

Epsom Town railway station remained in use until 1929 when all train services to Epsom, from London Bridge, Victoria and Waterloo, moved to the site of the present-day Epsom Station in the single storey Art Deco building you may remember before it was replaced in 2013 by the present station/retail/ residential complex. This meant the Station Road railway station building became surplus to requirements and it was subsequently closed. It was doubtless the occasion for the change of name from the no longer appropriate ‘Station Road’ to the less-than-inspired ‘Upper High Street’.

On the Lidl site in the 1960s and 70s, the Railway Hotel was eventually demolished and replaced by the Bejam frozen food store in 1992 and later Iceland; the buildings to the east of the Railway Hotel became Allam’s garage, formerly Pearce’s.

Upper High Street car park was created on land behind, and the goods yard was redeveloped as Stevens Close, directly opposite Lidl’s entrance.

Between 2005 and 2009, developer Helical Barr (now Helical plc) and Tesco tried and failed to gain approval for a large supermarket complex with multi-storey car park, and the site remained as waste ground until Lidl acquired it and built the more modest-sized, but rather attractive, shopping and residential complex on the site today. The remaining car parks are the subject of the new Local Plan proposals for housing and a multi-storey public car park.

Acknowledgements go to the Epsom and Ewell History Explorer (EEHE) [website](#); with contributions by Epsom Civic Society, Brian Bouchard, Ian Hardy, Stephen Spark, Geoff Smith and Roger Morgan. The EEHE material is derived from Epsom Civic Society’s “A Detailed Survey of Epsom with historical context” produced by the late Thomas H J Dethridge, a former Chair of the Society, with relevant illustrations added by the EEHE and reproduced with permission for this article. A more detailed history of Station Road (Upper High Street), can be found [here](#) and on the Epsom History Explorer [website](#).

**Tricia Ladd (By invitation)**

## PLANNING APPLICATIONS

**46 High Street, Epsom (24/00007/PDE):** This application for the Prior Approval (under permitted development rights) for the conversion of the former Woolworth's retail store into 12 x 1 bed flats/studio flats whilst retaining some commercial use of the front ground floor premises was **refused** by the Council. A full planning application will need to be submitted which will give the Society the opportunity to make informed comments on the details of the scheme and its impact on the setting of the town centre Conservation area.

**Epsom Chase, 1 Hook Rd, Epsom (23/01473/PDEA):** This application was also for Prior Approval under Permitted Development rights for a two- storey roof extension above the existing former office building to accommodate 17 new dwellings was similarly refused by the Council. The Society had objected to this application as it was considered to be outside the scope of the PD regime. The Council agreed with this assessment and the application **refused**. A full planning application will require to be submitted which will enable the Society and other interested parties to make representations on the visual and amenities impact of the proposal and especially its effects on the adjacent Adelphi Conservation Area and Grade II Listed Fennies building also known as The Old School House.

**6a Bucknills Close, Epsom (24/00107/FUL):** A revised application has been submitted by the developer for the demolition of a bungalow and the construction of 5 x 3-bed dwellings. The Society objected to the previous application for 6 dwellings on a number of grounds but especially because it was considered an overdevelopment of the site, inadequate access arrangements given the narrow driveway having to accommodate the 6 dwellings proposed together with servicing the needs of the existing 2 dwellings and builders yard, impact on neighbours in Bucknills Close and Whitehorse Drive, as well as inadequate parking provision for the number of dwellings proposed. The application was subsequently refused planning permission on the grounds of the vehicular and pedestrian risks associated with the site access road, inadequate levels of on-site parking and a lack of landscaping.

This revised application seeks to address the reasons for refusal with the earlier application but the Society considers that the access arrangements are still inadequate and the internal layout does not allow for convenient refuse collection. The Society is accordingly seeking the refusal of the revised scheme.

**52 The Parade, Epsom (24/00057/FLH):** This application for a roof conversion including a side dormer and first floor rear extension is an update of a previous application (23/00867/FLH) which was refused. The dwelling is situated within the Church Street Conservation Area. The Society objected to this proposal as it harms the CA, changes the character of this locally listed building, harms the character of the area and adversely impacts on neighbour amenities. The application has been **refused**.

**16 Church Street (Cedars Cottage) Epsom (23/01046/LBA):** This application is for conversion of the Grade II listed building from office use to a children's day nursery. Cedars Cottage is located within the Church Street Conservation Area. The Society supported the application but raised the issue of 'excessive' advertising signage at the site entrance and the challenges regarding parent drop off parking. The proposal has now been **approved** but has included agreement on the size of the Client's signage.



*Cedars Cottage, 16 Church Street, Epsom*



**Langley Bottom Farm (23/01239/REM):** In our Winter 2023 edition we reported submitting an objection letter to yet another application to vary the conditions attached to the planning permission allowed at appeal (20/00475/FUL). In January the planning committee **refused** the application for the following reason: “The proposed development is of a poor design for the local rural setting, causing material harm to the rural character and appearance of the area, contrary to Policy CS5 of the Core Strategy 2007, Policies D9 and D10 of the Development Management Policies Document 2015 and Section 12 of the National Planning Policy Framework 2023.” We are pleased at this outcome, which seeks to maintain the development’s overall design quality, appropriate to the site’s special circumstances, including its location in the Green Belt. Demolition preparations and footpath diversions are now being set up.

**Homelea, 68 Worple Road, Epsom (23/00531/FUL):** This application was for the conversion of the former nursing home (pictured here) into 9 Flats. The building is located within the Worple Road Conservation Area. Epsom Civic Society was surprised that this proposal was **refused** by the council. Planners listed the following reasons for refusal: loss of Care Home Use, harm to area character, harm to CA, highway impact, insufficient car parking and sub-standard amenity space. We suggest that planners’ concerns could have been addressed and that the additional dwellings would help towards meeting our housing targets.



*The planning application to convert this nursing home into nine flats has been refused.*

**Friars Garth, The Parade, Epsom (23/01451/FUL):**

This application is for the construction of an additional floor on top of the ongoing construction project. This would provide an additional three flats. The original planning application 21/00701/FUL was for a 3-storey block comprising 9 flats. This application was previously approved, and the works are well underway. The Society objected to this latest application. We recommended that the scheme should be reviewed as a new 4 storey block of 12 flats and not as an extension to the previous application. A decision by the Council is **awaited** but clarity on the status of this application is requested.



*A new application has been made to add an additional storey on top of the already approved plan for a three-storey block comprising 9 flats. The ECS objects to this application and recommends a new application should be submitted for the 12 flats.*



***The former Police and Ambulance Station site, Church Street, Epsom (22/00923/FUL):***

Demolition of the existing police station and ambulance station and erection of a new residential, nursing and dementia care home for the frail elderly (Use Class C2) comprising ancillary communal facilities and dementia care, basement parking, reconfigured vehicular access onto Church Street, landscaping, and all other associated works. We reported previously that last November's planning committee meeting decided to defer a decision due to concerns including risk of displacement of groundwater flooding to nearby properties from the proposed development's basement car park. The planning committee's March meeting resolved to **approve** the application, following receipt of additional hydrogeological reports on this technical and complex question. The planning update report to committee (7 March 2024) stated, "the technical conclusion of the independent Hydrogeological Consultant instructed by the Council to review all evidence supporting the scheme is robust.". It is helpful to have this on record.



*Above: The existing site and below a visual proposed by Hunters for the proposed nursing and dementia care home on Church Street.*

***Ashtead Park Garden Centre, Ashtead (MO/2022/0474):*** This Mole Valley application was for the demolition of the Garden Centre and the construction of 23 residential dwellings. The proposal was **refused** by Mole Valley in January 2024. The Society was concerned at the possibility of these new houses being built on Green Belt land immediately adjacent to our Epsom boundary.

## **PREVIOUS PLANNING APPLICATIONS: FOLLOWING UP**

Our Winter 2023 newsletter reported the Society raising concerns about the condition of the **Guild Living hospital site** and about the impending start on the **hospital multi-storey car park** with the Council's Head of Planning. Enquiries pursued by Woodcote (Epsom) Residents' Society reveal updates on what's happening with these two key sites. In both cases, initial and revised planning applications to which we lodged objections were refused by the Council but the revised application in both cases was granted on appeal. Regarding the **Guild Living site**, there has finally been some progress with what has, for far too long, been an eyesore: demolition of walls to Woodcote Lodge (the former nurses' quarters) commenced in February with anticipated completion by October 2024, after which time the site is likely to be used as temporary car parking for the hospital. There is encouraging news about the hospital's **multi-storey car park** plans: they are under review and in the short term not going to progress.

**Michael Arthur, Bob Hollis and John Mumford**

## CLIMATE CHANGE AND SUSTAINABILITY

**Aurélié Paoli examines the use of design codes as a useful tool for well thought-out design and to meet climate change and adaptation requirements.**

A design code is a set of simple, concise, design requirements which set principles for new development in an area. Design codes are not new; they have until recently been used to coordinate the delivery of phased large scale developments as part of say, a masterplan vision for a housing development.

In 2021 the National Design Guide and National Model Design Code promoted this idea for coding into the Planning system. The government's National Planning Policy Framework makes clear that all local planning authorities should prepare them. Design code(s) can be developed for a whole borough or be specific to certain areas within a Borough. Whilst the Local Authority (or developer) should prepare a design code, it needs to be done collaboratively and consultatively with residents' associations, local groups or other civil parties to ensure wider acceptability. **ECS endorses working with the Council, other local interest groups and stakeholders in preparing a local design code.** Design codes can support a Local Plan and be treated in a similar manner to Supplementary Planning Documents.

The National Design Guide features a chart which shows the **three main themes** intrinsic to 'well-designed' places:

- **Character:** how the unique traits of a local area can be maintained and enhanced through new development;
- **Community:** how development can support and sustain a sense of community;
- **Climate:** how the design and construction of development can be environmentally sustainable.

These themes are then broken down into 10 sub-characteristics which are further built upon in the National Model Design Codes.

Design codes could therefore support and enhance the delivery of 'sustainable buildings' by improving standards for better thermal efficiency or specifying suitable building materials (for example with lower embodied energy). Similarly, a design code could ensure that new development is aligned with other policies such as active travel or biodiversity action plans by clearly stating details of minima standards and considerations required.

This article **focuses on the 'Climate' theme**, but further articles may expand on 'Character' and 'Community' themes.

**Items that could be included into a design code linked to the 'Climate' theme and the ten characteristics of well-designed spaces include:**

**Lifespan, Built Form, and Identity:** Specification of the design life of materials used to limit maintenance and decrease replacement needs - this could be done through development of a standardised material acceptability table and link to local architectural qualities and vernacular.



*The ten characteristics of well-designed spaces (National Design Guide, MHCLG, 2017).*



**Resources:** Request for justification of the demolition of existing buildings and ensure a comparative life cycle assessment of refurbishment versus demolition and rebuild. This could ensure both historic fabric of an area is maintained and also reduce materials sent to landfill. Specification of the use of building design guidance such as LETI Climate Emergency Design Guide. Definition of on-site renewable energy generation minima as a percentage of total operational energy demands for each dwelling/business unit (solar panels, heat pumps etc). This could be aligned with roofscape specifications to ensure aesthetic and continuity in build form. Design codes for particular areas with smaller infill parcels could encourage offsite construction types that could be quicker and cheaper to build, easier to erect (reducing negative effects of construction such as noise, local disruption and material waste) and allow for better build techniques to bring about carbon and energy savings.

**Homes and Buildings / Context:** Specification of passive design strategies inclusion to control solar heat gain and maximise daylighting (recessed windows, overhanging roofs, exposure angles, limit to surface area of glazed elements, inclusion of thermal mass).

**Public Spaces:** Requirement that public realm treatments around new developments or within retrofits-include for example: use of hedging (rather than fencing), provision of sustainable drainage, use of permeable pavements for all parking within developments. Similarly, paved or impermeable surfaces within gardens could be defined to reduce surface water runoff. Reduced surface water runoff or better on-site treatment to reduce hydrocarbons and silts could be tailored to focus in areas with sensitive receptors (e.g.: Hogsmill) or in areas prone to surface water flooding.

**Nature:** The design code could specify exact tree and shrub species that would suit an area, development and soil type. Such specifications in a design code could be linked to the Biodiversity Net Gain national requirements as well Epsom and Ewell's Biodiversity Action Plan. The opportunity to specify a suitable greening approach would ensure any planting thrives and allows these features to perform as intended for example: cooling, shading, biodiversity, surface water capture etc. The design codes could be tailored to suit particular biodiversity sensitivities within an area, such as proximity to the SSSI of Epsom Common, or Horton Country Park and Hogsmill LNR.

**Movement:** Ability to specify development layout to address needs of pedestrians, cyclists and facilitate active travel, linking to Surrey's Local Transport Plan and Epsom and Ewell's Local Walking and Infrastructure Plans. The location of car and cycle parking within a development can be addressed to improve the character and appearance of a development and ensure land is used efficiently.

Design codes would ensure that specific details of how areas are to be developed are made well in advance of any planning applications. This up-front thinking could allow speedy resolution of planning related issues (e.g. knowing which materials to use, building heights or on-site energy generation requirements) as well as ensure that all local policies and constraints have been addressed. This would be useful for all parties: developers, homeowners, and the planning authority. Design codes can give residents confidence that new or refurbished buildings will meet certain standards (aesthetic as well as technical), whilst larger developers or individual householders will have clarity of what is required of them at planning stages and could allow more appropriate housing standardisation to defined climate and architectural requirements and speedier delivery of housing whilst meeting the many and varied local and national policies, plans and constraints.

Design codes can ensure that new development enhances character across the Borough, creates a sense of place, provides high quality architecture, townscape and public realm that is well connected to its immediate and wider setting. They should be the primary tools for LPAs to assess and improve the design of developments. They are incredibly important.

**Aurélié Paoli**

## THE DOWNS

I wrote in the last newsletter about the notice boards and spoil heaps on the Downs, and this is an update. The “new” noticeboards, which were installed nearly two years ago, still have no content displayed on their front panels (apart from graffiti and some random fliers). However, the backs of most of the boards do now have printouts of the byelaws on them. As the byelaws are printed in quite small black type on a brilliant white background, the overall effect is somewhat underwhelming. It seems a shame that the project to install information boards has so little to show for all the (mainly EU!) money that has been spent on it.



The piles of waste material in the seven-furlong car park seem to have got bigger, but there has been some reduction in spoil heaps elsewhere. I will report back after the next Downs Consultative Committee meeting in March. Elsewhere, work continues at South Hatch on the new stable buildings - easiest seen from Rifle Butts Alley - but no start has been made yet on the buildings facing Burgh Heath Rd. The new stable blocks at Downs House appear to be largely finished now but there is still some further landscaping required to the paddock areas.

Finally, you may have noticed that the Tattenham Corner pub (pictured) is currently closed and has a boarding around it. It is undergoing a significant renovation by new owners Youngs, who are planning to upgrade its facilities and outside gardens. Further details can be found in this article from [Surrey News](#).

**Nick Lock**

## EVENTS

Thank you to everyone who attended the trip to the Mill at Sonning. It was a great show and a very successful day. We are now scoping potential events for this spring/summer. Two suggestions are: 1) a trip to Denbies and 2) a visit to Titsey Place, Oxted. Please do let me know what might be of interest and I should be happy to organize! We also now have a provisional summer date, **Sunday 30<sup>th</sup> June**, when Ian West has arranged a visit to the ‘Durdans’ grounds. Parties will have to be pre-booked. Please let me know if you wish to come along. Email: [social@epsomcivicsociety.org.uk](mailto:social@epsomcivicsociety.org.uk) Tel: 01372 722558. By post: 15 Sheraton Drive, Epsom, KT19 8JL

**Eleanor Bland**

## MEMBERSHIP AND SUBSCRIPTIONS

You will have received a copy of our new recruitment leaflet which we are hoping you will be able to use to help share with friends and neighbours and further increase our membership. If you were not in when your Road Representative called to collect your subscription, he/she will have left a small envelope with his/her name and address for you to arrange payment in a way that suits you. If paying by cheque, please make it payable to ‘Epsom Civic Society’. You can also pay online via our website [here](#).

**Ishbel Kenward**

Please send any letters or comments for consideration to: Newsletter Editor: [publicity@epsomcivicsociety.org.uk](mailto:publicity@epsomcivicsociety.org.uk)  
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