

NEWSLETTER No. 180 SUMMER 2025



Epsom Civic Society

Newsletter

*Shaping the future,
safeguarding the past*

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CHAIR'S COMMENTARY

Dear Members,

The natural environment comes to the fore in this summer edition, with a focus on water and biodiversity. Special thanks must go to Tricia Ladd, for her feature on the history of the Hogsmill River, and to Aurélie Paoli for her article on biodiversity net gain (BNG). Our regular posts on planning applications, events and membership and what's happening on the Downs all have updates, thanks to committee members Michael Arthur, Eleanor Bland, Ishbel Kenward and Nick Lock. It may come as a relief to many of you that the update from me on where we are with the draft Local Plan will be much briefer than those in previous editions.

It was a pleasure to see so many members at the Society's AGM on Wednesday 14th May at Epsom Methodist Church, and for me to have the opportunity to chat to some of you. My thanks to everyone for continuing to support the Society and its committee. Particular thanks to Councillor Steven McCormick for his most timely talk on 'Local Government Reform – what could it mean for Epsom and Ewell?', which generated considerable interest among members, judging by the number of questions at the end. Thanks also to Sarah Meech, Operations Manager at the Methodist Church, and her team who looked after us so well. A gentle reminder that all links in the hard copy (paper) version of the newsletter are accessible and functional via our website's [Newsletter Section](#). Have a great summer.

Margaret Hollins

The Society continues to seek new members for the committee, especially, as reported in our Annual Review for the AGM, we shall by April 2026 need a new Minutes Secretary and a new Chair, in addition to filling the Vice Chair, Honorary Secretary. If you think you would like to join the committee, have any queries about meetings or anything, please get in touch with me (chair@epsomcivicsociety.org.uk) or any committee member who will be glad to help.

EVENTS

Ian West Walks

7th September 2025 – another visit to the Durdans for those who were unable to attend last time. Durdans is well worth visiting and the owners very kindly allow us access. As numbers will be limited can anyone interested please contact me.



21st September 2025

Walk starting at the Playhouse and going along South Street – not a long walk but one with plenty of interest.

Eleanor Bland - 01372 722558

A SHORT HISTORY OF THE HOGSMILL RIVER IN EWELL

To celebrate 'London Rivers week' in June, we bring you an article on the history of the section of the Hogsmill River through Ewell. Why not take a stroll along this short section from its source at Bourne Hall to Ewell Court House to appreciate this local gem...

The Hogsmill River is the only river in the Borough of Epsom & Ewell. It is a globally rare chalk stream of which there are thought to be only 210 worldwide, cherished for their unique habitats. It is short at seven miles long, beginning in Ewell Village and ending in the River Thames at Kingston. Entirely surrounded by urban areas today, the river flows through the Hogsmill Local Nature Reserve, a picturesque green corridor through Ewell. In centuries past it has been a source of power for corn and gunpowder mills, as well as an inspiration for the Pre-Raphaelite artists of the Victorian era who painted this idyllic landscape 'en plein air'.

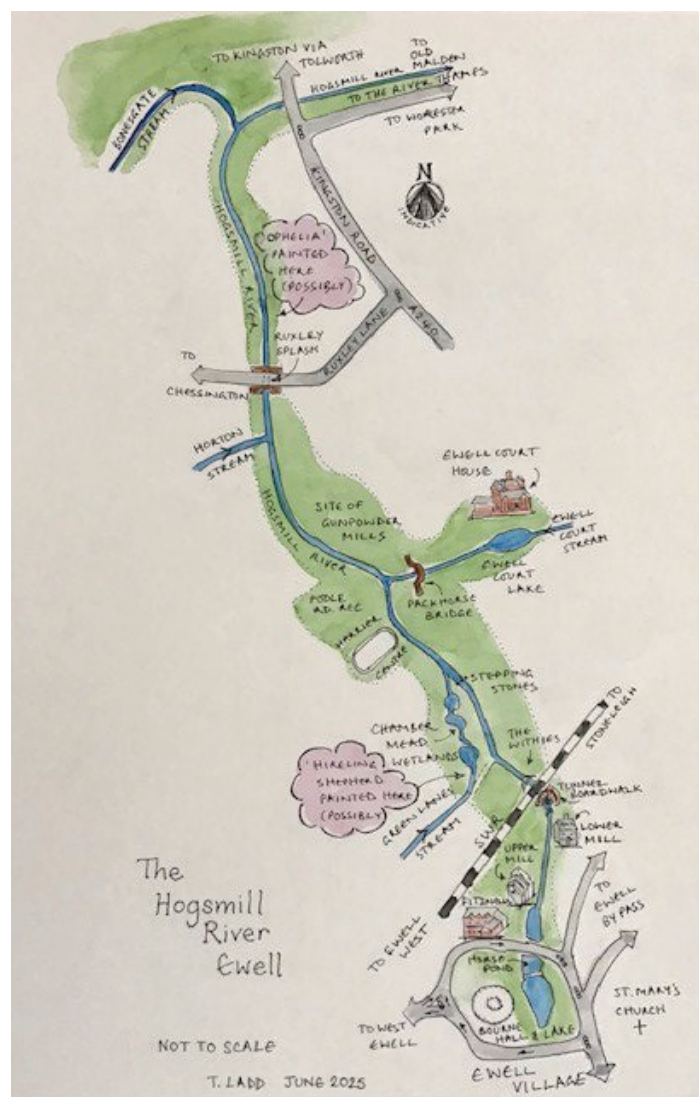
The lake beside Bourne Hall in Ewell village is the source of the Hogsmill. This ornamental lake is fed by springs emerging at the junction of the chalk and the impermeable London clay. The springs are the outlet for rainfall which has filtered through the Epsom and Banstead chalk downland. The Hogsmill River is joined downstream by four surface tributaries with their sources in Epsom and Ewell: Green Lanes stream flows from Stamford Green; Ewell Court Stream from Nonsuch Park; Horton Stream from Horton Park; and its main tributary, the Bonesgate stream, from Epsom and Ashted Commons. The Bonesgate, so named for the 1665 plague victims buried in its vicinity, enters the Hogsmill close to the A240 by the borough boundary with Kingston. From here the river flows through Old Malden and Berrylands into the Thames at Kingston by the Rose Theatre.

The water from the lake at Bourne Hall flows downstream into the Horse Pond, then underneath Chessington Road by Fitznells Manor to the old millpond of the Upper Mill, when it becomes a river. The horse pond, opposite the Spring Tavern, was originally used by

carters to size their wheels and water the horses. Up until the 20th century, the Hogsmill river flowed strongly

enough to provide power for two corn mills and 12 gunpowder mills. Two corn mills in Ewell are recorded as far back as 1086 in the Domesday Book, valued at five shillings a piece.

The Upper Mill originally served the Manor of Ewell. It was rebuilt in the early 1800s in the weatherboard style of today's replica with the river flowing through the mill building as still it does today. The stream was powerful enough to turn a central wheel and six millstones and produced enough flour to sell further afield in London. In the 20th century there was an increasing need for water supply for the growing urban population which reduced the flow of the river. As a result, flour production at the Upper Mill dwindled, then ceased in 1953.



Map of the Hogsmill river by Tricia Ladd

The mill building was used for storage until 1984 then rebuilt in the style of the original mill building, now housing the Samaritans' offices. The water channels around the mill building are all original features of the 19th century corn mill.

The Lower Mill, downstream of the Upper Mill, belonged to Epsom Manor as this manor had no river to grind corn. It was rebuilt in the 18th century and operated as a paper mill until 1832, then rebuilt in brick to produce



The Horse Pond by Bourne Hall, Ewell, close to the source of the Hogsmill River ' Image: T. Ladd

flour again. Flour milling had ceased by the 20th century and the building was leased to furniture makers. The mill building burnt down in 1938, fortunately leaving the adjoining family home and the adjacent grain store intact. These surviving Grade II listed properties have recently been converted into retirement apartments. Some of the ruins of the workings of the Lower Mill can be seen adjacent to the river as well as the remnants of a cable-hauled rail system which connected to sidings at Ewell West station. Both the Upper and Lower Mill weirs remain today alongside the renovated buildings.

Walking downstream, the South Western Railway crosses over the Hogsmill – it was constructed initially as a branch line between Wimbledon and Dorking in 1859. A railway tunnel



Upper Mill 1929
Image courtesy of Epsom and Ewell Local History Centre



Upper Mill today - a replica of the early 19th century flour mill
Image: T Ladd

boardwalk was installed in the mid-1980s making this section of the Hogsmill fully accessible to the public. Beyond the railway bridge, an Environment Agency weir monitors the water flow for water abstraction licenses. In the 1930s and 40s there was a sandy beach called the Withies below this weir which was a popular swimming spot with the locals.

In recent decades, the Hogsmill river in the Chamber Mead area below Green Lanes in Ewell has been badly affected by urban runoff and raw sewage discharges from the Epsom Storm Tanks following high rainfall. This has resulted in intermittent poor water quality threatening to destroy the chalk stream environment. To tackle the pollution problem the Chamber Mead Wetlands project was completed only last year (2024).

This scheme diverts the river flow through a sediment trap and two wetland areas before reconnecting to the Hogsmill by the 'stepping stones'.

In the 18th and 19th centuries Ewell became notorious for the accidents and deaths caused by explosions at its gunpowder mills. In the vicinity of Ewell Court House there were



The Lower Mill in 1930 showing the family house attached to the mill before the mill building burned down in a fire in 1938
Image courtesy of: Epsom and Ewell Local History Centre

several mills separated from each other by ponds to prevent blasts affecting other mills nearby. An explosion in 1757 was so powerful that residents in London thought there had been an earthquake. Gunpowder from Ewell was used in both the American Civil War of 1861-65 and the Franco-Prussian War of 1870. Gunpowder production ceased at peak production in 1872 when the government brought in new safety legislation. There are no signs today of the gunpowder milling operations of the past, but there are memorials to those who lost their lives in the gunpowder disasters in St. Mary's Ewell graveyard and a millstone in Poole Road Recreation Ground as a reminder of the area's industrial



The Grade II Listed Lower Mill house 2025
Image: T Ladd

past. The gunpowder business was run by The Bridges Family, who owned what was originally called Avenue House, now Ewell Court House, until 1861, when it was leased to the Sharpe family. Today Ewell Court House is a Grade II listed Jacobean style house. It was built in 1879, with a rare fern grotto and incorporates the earlier house dated 1690 in its service wing.

The adjacent Ewell Court Lake is home to a multitude of water birds including cormorants, heron and little egrets. There is a delightful café stop, 'The Secret Garden', behind Ewell Court House which also houses Ewell Court Library.



Ophelia by John Everett Millais (1851-
Tate Gallery)



Hireling Shepherd by William Holman Hunt
(1851-52) (Manchester Art Gallery)

In contrast to its industrial past, the Hogsmill River has been the inspiration for some notable works of art including John Millais' 'Ophelia' and William Holman Hunt's 'The Hireling Shepherd' and 'The Light of the World' which give an insight into what the river may have looked like in the 19th Century. Holman Hunt stayed with his uncle and aunt in Rectory Farm, Church Street, Ewell and many of his paintings are of scenes in Ewell. It is in the agricultural meadows of West Ewell near Ewell Court farm (and the gunpowder milling operations) that Hunt may have painted the 'Hireling Shepherd' in 1851- the shepherd who was clearly not taking care of his sheep!

For the painting of Ophelia (1851-52), Millais searched for a spot on the river which looked like the description of the scene in Shakespeare's Hamlet where Ophelia drowns in a stream. There is some doubt over the exact location he chose – possibly on the riverbank below Ruxley Lane or further downstream near Old Malden church. The figure of Ophelia herself was painted using Elizabeth Siddal, an artist and poet in her own right, lying in a bath at Millais' studio in London, which may explain the odd angle of Ophelia's hands in the finished painting.

At West Ewell the river flows under Ruxley Lane, however before the 1920s the river flowed across it forming a ford known as 'Ruxley splash'. People could cross on a footbridge, but horses and carriages had to ford the splash. Motor cars would often get stuck and local boys could earn a shilling by helping drivers push their cars out of the water.

Once it leaves the borough boundary at Old Malden Lane, the Hogsmill flows under the A3 at Tolworth, past Berrylands and on through Kingston where it enters the River Thames.



The Ruxley Splash c.1911
Image courtesy of Bourne Hall Museum

We are very grateful to the Epsom and Ewell History Explorer (EEHE) website for the source material for this document and in particular to Sheila Ross, Jeremy Harte, Peter Reed, Roger Morgan and Brian Bouchard. For more in-depth reading on aspects covered in this article you can visit the eehe.org.uk website which has a wealth of information on many aspects of local history.

There is also a useful Hogsmill walk leaflet on the EEHE website, [here](#). Other sources used in the production of this article include the websites of [EEBC](#), [South East Rivers Trust](#), [London's Lost Rivers](#) and [Historic England](#), and a video on the website [londonsscreenarchives](#) called 'The River Hogsmill: The Life, History and Art of a Surrey Stream' (2003).

Tricia Ladd, by invitation



CLIMATE CHANGE AND SUSTAINABILITY

Understanding Biodiversity Net Gain: A New Chapter for Planning and Nature

What is Biodiversity Net Gain?

BNG is an approach to development that seeks to make sure that habitats to wildlife are left measurably in better state than they were before a development. In England BNG is mandatory under Schedule 7A of the Town and Country Planning Act (1990) as identified in Schedule 14 of the Environment Act 2021.

The Environment Act 2021 mandates a minimum 10% gain in biodiversity. This means that developments must not only compensate for habitat losses but also enhance the environment further to achieve a net positive impact. From April 2024, it applies to most major developments in England, with smaller sites included from April 2025. It represents a shift away from just minimising harm, toward delivering a positive environmental outcome. BNG will apply to most developments although there are some exemptions such as householder applications (small extensions) or developments below the threshold for affected areas.

Key aspects of BNG

It must be a measurable improvement. BNG relies on using a metric to assess the biodiversity value of a site before and after development.

This involves habitat **creation and enhancement** such as hedgerows, ponds, green roofs or woodland creation. BNG prioritises **on-site actions**, local actions and lastly purchasing biodiversity credits from the government as a last resort. These measures need to consider **long term maintenance** (at least 30 years) and therefore requires

developers to enter legal agreements to secure the biodiversity gains outlining responsibilities for habitat creation and maintenance.

Deriving BNG Metrics

Developers carry out a baseline assessment of the existing biodiversity on the site using the specified metrics. This involves identifying and quantifying the different habitats present, their condition, and their distinctiveness. For example, a site might have areas of bare ground, patches of low-quality grassland, and potentially some hardstanding. They then assess how the development will impact the existing habitats. Developers then develop what are called enhancement plans to demonstrate a 10% net gain. The plans are then submitted to the local planning authority and monitored to ensure the gains are achieved and monitored.



ROLE OF LOCAL AUTHORITIES IN DELIVERING BNG

Defra have published detailed guides on BNG, of interest particularly is guidance on what local planning authorities should do, more [here](#). An overview of key elements for Local Authority consideration is provided below:

- 1) Local authorities should embed BNG into the wider ambitions of the Local Plan for example it needs to make clear what the objectives are e.g., improve health and wellbeing through access to green space, support nature recovery, improve resilience to climate change etc. The Local Plan should:
 - Set higher local targets where appropriate (e.g. 15% BNG in areas with significant biodiversity opportunity or loss).
 - Identify priority habitats and species from the Local Nature Recovery Strategy (LNRS).
 - State a preference for on-site gains, or nearby off-site locations where local delivery matters.
 - Require early BNG assessments—ideally at outline planning stage.
 - 2) Policies must be underpinned by good ecological evidence to guide BNG delivery including:
 - Mapping of local ecological networks and opportunity areas (including from the LNRS, Green Infrastructure Strategy, and SSSI/priority habitat datasets).
 - Identifying strategic sites for off-site BNG delivery, such as council-owned land or community-managed green spaces.
 - Integrating with climate and green infrastructure policies for co-benefits (e.g. flood risk, urban cooling, recreation).
 - 3) Allocated development sites should align with nature recovery strategies where developers are required to consider BNG from the outset of design. There are opportunities for the LPA to use allocation policies to indicate where habitat retention or enhancement is a must (e.g. protecting hedgerows). Planning policy should explain how BNG will be secured and monitored through planning conditions or legal agreements (e.g. Section 106 or conservation covenants, how they will be managed over the next 30 years and how the outcomes will be monitored via a register or annual monitoring reports.
 - 4) There are opportunities for LPA to collaborate with Wildlife Trusts, local landowners etc. As developers retain some flexibility under national policy, LPAs need to be strategic and clear in their Local Plans and planning conditions to guide those choices effectively.
 - Requiring urban greening measures (e.g. tree planting, green roofs) in town centres or heat islands.
 - Preferring on-site delivery of BNG in high-density areas.
 - Promoting specific habitat types where restoration aligns with local ecological priorities (e.g. chalk grassland, native woodland).
 - Stating that certain features (e.g. ornamental shrubs or mown grass) won't count toward BNG unless they meet strict habitat criteria.
 - 5) Statutory BNG (from 2024 onwards) requires that habitat enhancements (whether on-site or off-site) must be legally secured (via either a planning obligation or a conservation covenant), and managed and maintained for at least 30 years after the habitat is created or enhanced.
- As with all policies in particular when very different metrics are combined (environmental value of an entire ecosystem against replacement of key elements) and entities involved (long term monitoring and management requirements between local authorities and developers) there are both challenges and opportunities. A summary of key challenges is summarised below.
- Displacement of nature as communities may lose local green space or wildlife access if biodiversity measures are moved offsite.
 - Local authorities do not have sufficient resources to regulate the system being created due to lack of in-house ecological expertise and enforcement capacity
 - Offsite biodiversity credits bought cheaply in remote locations, undermining local ecological goals.

- In some cases, 30 years may not be enough to guarantee lasting ecological recovery, especially for complex habitats like ancient woodland or wetlands and there is no requirement to continue beyond this timeframe although there may be opportunities for extended agreements through long term stewardship models, community trusts etc.
- The complexity of sites may be challenging for ecologists to map and assess, such as 'open mosaic habitats' that spontaneously regenerate on brownfield sites with often-high levels of biodiversity. Creating the necessary types of compensatory habitat may also be challenging and assessing their viability requires relevant expertise.

However, there are also opportunities for local authorities, civic societies, and landowners to champion the environment for example:

- A drive in tree planting, green roofs, parks, and nature corridors in urban areas, improving public health and climate resilience.
- Communities becoming custodians of local nature recovery sites or "BNG banks," fostering civic pride and long-term engagement.
- Developers funding habitat creation or restoration projects on public land, creating opportunities for councils and local trusts.
- Setting locally specific expectations- as long as they don't contradict national policy and are justified by local evidence such as a Climate Action Plan, Green Infrastructure Strategy etc. For example, promoting specific habitat types where restoration aligns with local ecological priorities such as restoration of chalk grassland.



Figure 1: Can like for like be achieved over 30 years.
Issues with assessing biodiversity baseline metrics and enhancement plans?
(source: Woodland Trust new planting and ancient woodland)

There are potential considerable opportunities to improve both people's wellbeing and the local environment through good implementation of BNG. However, the full benefits can only be realised if Local Planning Authorities develop forward-looking, detailed and strategic plans to identify where benefits can be of most use. This requires lateral and detailed planning and equally both resources in time and qualifications to ensure any BNG measures are effective in the long term. Only time will tell if gains will be measurable and of true value both at the local and national scale.

References and useful documents

- [Environment Act 2021](#)
- Biodiversity Net Gain: [Planning Practice Guidance](#) (PPG)
- Natural England: [Biodiversity Metric](#)
- Local Government Association (LGA) – [Biodiversity Net Gain for Councils](#)
- UK Green Building Council – [Delivering BNG in Urban Environments](#)
- Wildlife Trusts – [Nature-based solutions: biodiversity net gain](#)
- UK Parliament Post, [BNG](#), (June 2024)

Aur lie Paoli

THE DOWNS

Since my Spring Newsletter report, there has been a further meeting of the Epsom & Walton Downs Consultative Committee (in March - video available [here](#), agenda papers and draft minutes [here](#). At the meeting I raised the issues of the still blank noticeboards and the proliferation of spoil heaps.

On the first, we were assured that a draft of the proposed content for both the noticeboards and lecterns would be shared imminently (by the end of March), but I'm sorry to report that there has been no sign of them yet...we wait in hope still!

As regards the spoil heaps, I'm pleased to report that the largest (and newest) of these has been removed and some inroads have been made into others at the side of the top (7 furlong) car park. Also, most of the fly-tipped rubbish has been taken away and has not been replaced (yet) with new tipping. However, there are still many unsightly spoil heaps in the car park and dotted around the rest of the Downs. I will continue to press for these to be removed including, if necessary, at the next Consultative Committee meeting in October.

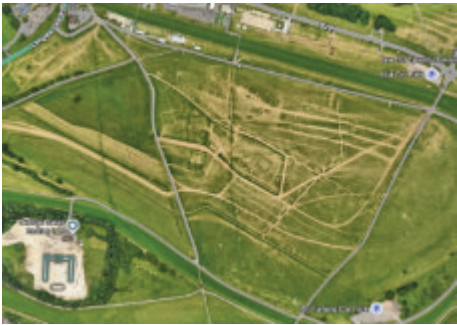
Preparations for the Derby seemed to go well and the area certainly looked very festive in the few days before the big race. Unfortunately, although the weather was

reasonable on the Friday, for the Oaks, Saturday turned out to be damp and overcast. The heavy rain did not set in

until after the Derby itself, but attendees were well down on previous years. Only 22,300 tickets were sold, a 17% drop compared with 2024 (which itself was well down on previous years) and The Hill (which is free access - unless you come by car) was noticeably empty. The Jockey Club clearly have some work on their hands to rebuild the audience for this classic race and apparently have their sights set on encouraging us locals to give it a try. Needless to say, this race meeting is absolutely crucial to the health of the horseracing industry in Epsom, so let's hope for better weather next year!

Finally, at the time of writing the poppies are starting to come out in the Woodland Trust's Langley Vale wood. If you haven't gone there at this time of year, I can really recommend it as an incredible sight.

Nick Lock



Draft Local Plan (2022 – 2040) Latest

The timetable for the Examination in Public was published on 9 July. Key dates listed below:

Stage	Revised Local Plan Timetable
Regulation 22 – Submission of document (the draft LP) to Planning Inspectorate	10 March 2025
Examination in Public (EIP) – Hearings commence	Stage 1: 28 August 2025 Stage 2: 30 September – 3 October 2025; 7 October – 10 October 2025
Inspector's final report	March 2026 (subject to change)
Adoption of Local Plan	April 2026 (subject to change)

More information can be found on Epsom & Ewell Borough Council's website which has a dedicated section on the Local Plan Examination, accessible [here](#) and more generally on the emerging Local Plan [here](#).

Planning and Local Government Reform

The Planning and Infrastructure Bill continues its progress through Parliament, details at this [link](#). We may know more for our next edition. The government has launched a [statutory consultation](#) on Surrey's proposals for local government reform, open until Tuesday 5 August, and we encourage members and non-members alike to have their say.

Margaret Hollins

PLANNING APPLICATIONS

Land and buildings at former Gas Holder Station East Street (24/01107/FUL)



This application (456 homes and a new arts education building) detailed in the Spring Newsletter was **approved** by the planning committee on 24 April despite objections including ECS. Our main objection was the high density of the high-rise buildings being too intensive with overlooking and some dwellings having unsatisfactory daylight standards. Watching the debate it certainly appears that the desire of the Council to work towards achieving the housing target numbers was of great importance with negative impacts of the scheme being minimised to that end. Car parking provision being too low figured strongly in the debate citing future residents who require essential personal transport not being catered for, but the provision of just 68 planned spaces was accepted. There are legal agreements (section 106) to agree before formal permission is issued.

6a Bucknills Close (25/00290/FUL)

This is the third recent application for this site, the address being a misnomer, as the bungalow would be demolished and its large rear garden and a separate builder's yard and office be redeveloped incorporating nine residential units accessed via a narrow driveway from Whitehorse Drive which would be in addition to two existing properties using this drive. The previous applications were refused and dismissed at appeal. The constraint of the sub-standard narrow driveway remains, in spite of some widening by clipping the front garden of 13 Whitehorse Drive. Access difficulties for refuse trucks, walking and cycling are not overcome. Despite the comment above about achieving housing target numbers, standards required within the current policy requirements should not be ignored. The society opposes this application, particularly its juxtaposition to Rosebery School.

This application was approved by the planning committee on 10 July.

Swail House Ashley Road (25/00368/FUL)

Demolition of existing caretaker's cottage and community rooms to allow for construction of two new apartment blocks together with modified access and parking arrangements. The Society supports the desire for improved and continued accommodation for blind and visually impaired people with Swail House being a very convenient and close location to the town and the nearby facilities for the residents. However, following a detailed and informative site visit by four of the committee members the conclusion was that this application is piecemeal in that it relates to just the rear (northern) part of the site and would be too close and dominant to the existing retained buildings as well as adjoining properties, notably Ashley Court. The design is boxy, bland and lacking a more traditional style which we feel is called for here. The access and parking arrangements are unsatisfactory with the residents' walk to the town becoming about a third longer and more hazardous than as at present. The Society wrote to the Council saying that it cannot support the application and also referred to the Local Plan submission which showed the site as potential redevelopment as a whole, rather than half of it.

St. John Chandler Hall Church Road (24/01454/FUL)



Conversion of former children's nursery into six residential units. This Victorian building within Providence Place conservation area was originally a church up to the 1970's then becoming a hall followed by a nursery. The marketing report within the application stated that there were no offers to continue the present type of use and therefore this application for conversion to residential. A plus point was that the modern front extension would be demolished thus restoring to original façade to its more appealing original design. ECS objected that six flats were

too many as one of the flats on the new first floor would be formed entirely within the high roof, boxed in and only having natural daylighting via Velux sloping roof type windows. This would not provide satisfactory living accommodation. **The application was refused** as unsatisfactory design coupled with lack of design information and substandard internal amenity.

63 Dorking Road (former White Horse pub) (25/00094/LBA)



Change of use of vacant drinking establishment to Sainsbury's local retail store. Rather surprisingly this listed building application was **refused** on the grounds that the alterations – mainly to the rear were not suitable. ECS committee considered that retail use here was not inappropriate and would be an added convenience to nearby residents.

Pickard House Upper High Street (25/00/FUL)

Application to add two storeys to existing four storey building (opposite Lidl). This was **refused** as being inappropriate for the site.

Glanmire Farm Rushett Lane (25/00558/CNA)



This site is adjacent to but just over the border into Kingston Council and therefore a London Authority. This is sited just beyond the entrance to Stew Pond car park. The application was a consultation from a neighbouring authority being for four new dwellings following demolition of the existing stables. ECS lodged objection to E&E on the grounds of inappropriate development on

prime green belt land and its position close to the special status of openness of Epsom Common. Epsom Council supported and lodged an objection to the application.

The outcome is awaited.

Moka Unit Ashley Centre west entrance (25/00605/FUL)

This is a second and repeat application previously refused for lack of a bat survey for redevelopment to this area removing the pitched roofing and turret feature to provide more open exterior café seating area. We wrote objecting to the previous application considering that the “Surrey style vernacular design” from the early 1980's development was a good and acceptable one. The more modern “Tesco” type architecture as replacement to this western entrance now applied for, is not considered acceptable, particularly in relation to and juxtaposition of the town centre conservation area and the listed building of the close by Assembly Rooms building (now Wetherspoons).

We have written an objection to the planners.

7 Station Approach Stoneleigh (25/00404/FUL)



Although outside of Epsom this application for demolition of end of terrace building and replacement with four storeys with commercial on ground floor front elevation and nine residential units above and to the rear follows a refusal in February 2022 for a higher and denser 13-unit scheme. This earlier scheme aroused much local comment as an inappropriate “tower block”. ECS took an interest, having discussions with concerned Stoneleigh residents. As a result of this earlier application a local “Neighbourhood Plan” was conceived covering part of Auriol and Stoneleigh which passed through several quite difficult stages and was eventually incorporated in the Reg.19 Local Plan submission now awaiting examination. ECS has made a representation about the new application in as much as the demolition of one unit at end of run of a typical and distinctive style of Stoneleigh 1930's shopping parade buildings is incongruous, inappropriate and out of keeping.

A decision is awaited.

Michael Arthur

MEMBERSHIP AND SUBSCRIPTIONS

Thank you to those members who have paid this year's subscription and especially to those who have generously given donations. If you have not yet paid [£3 per individual / £5 per household] and you were out when he/she called, your Road Rep. should have put a note on this Newsletter giving a reminder of his/her address. Please save them an extra trip by taking your subscription to them. If unsure whether you have paid or not, please contact your Road Rep or me.

Alternatively, you can pay online by Bank Transfer: **Epsom Civic Society**
Sort code **20 29 90** Account No **20353078** or PayPal by going to our website www.epsomcivicsociety.org.uk, click on 'Join Us' which is also the way to pay renewal Subscriptions. If you have any queries, feel free to contact me.



LANDLINES

Many of our members no longer have landlines which I quite understand. Epsom Civic Society still has a note of these landlines; it would be very helpful if you could a) tell us if you no longer have a landline and b) give us a mobile number that we could use on the very rare occasion that we want to contact you. The paragraph above sets out one of the possible occasions i.e. so that the Rep can phone to check when you would be in so that they could collect the Subscription from you.

Please email this information to the address below or phone my landline – the fact that we still have a landline indicates our age!!

Ishbel Kenward – Membership Sec..

01372 438361 membership@epsomcivicsociety.org.uk

OFFICERS AND COMMITTEE

Chair: **Margaret Hollins**

Vice Chairman: **Vacancy**

Hon Secretary: **Vacancy**

Hon Treasurer: **Nick Lock**

Other Committee members:

- **Simon Alford** (Heritage)
- **Michael Arthur** (Planning)
- **Eleanor Bland** (Minutes, Events)
- **Mark Bristow** (Webmaster)
- **Ishbel Kenward** (Membership)
- **Jan Lanigan** (Events)
- **John Mumford** (Planning)
- **Aurélie Paoli** (Climate change and sustainability)

Hon Archivist: **Vacancy**

Hon Photographic Archivist: **David Rowe**

Newsletter Editor: **Steve Bridger**

Publicity: **Vacancy**

Hon Auditor: **Brian Atkinson**



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