

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

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Customer Services
Epsom Town Hall
Surrey

17th April 2020

Dear Sirs,

Ref 70 Worple Road, Planning Application 20/00484/FUL - OBJECTION

We wish to object to this planning application for the construction of a new house within the rear garden of 70 Worple Road. The existing property is situated in a prominent part of the Worple Road Conservation Area and the rear garden is also in the CA.

There is an extensive history of Planning Applications for this site, dating back to October 2009, when the original scheme was approved. Subsequently, The Conservation Area Appraisal and Management Proposals was introduced in December 2010, with its stated guidance and requirements for planning applications within the CA.

This current application describes a more passivhaus environmentally sensitive design but still requiring a major clearance of shrubs and trees within the rear garden.

The Development Management document was introduced in September 2015. DM8 states 'It is important that they (heritage assets) are protected from inappropriate development. New development carefully integrated with the old can achieve this'. DM 9 additionally states 'Proposals should make a positive contribution to local distinctive features and use of appropriate materials' The ECS do not consider that this heritage asset is protected by the proposed scheme nor that the passivhaus design specifications add merit to the local distinctiveness of the CA.



The NPPF (series 3) introduced in February 2019 states in paras 185(c) and 192(c) ‘in determining applications the LPA should take account of – The desirability of new development making a positive contribution to local character and distinctiveness’

Since the time of the initial permitted planning applications for 70 Worple Road ie 2009 - 2014 there have been several local initiatives to safeguard and enhance our Conservation Areas. Core Strategy 3 within our Local Development Framework states that the biodiversity of Epsom & Ewell should be conserved and enhanced and comply with local biodiversity action plans. Also, included within DM4 of the Biodiversity & New Development Plan (September 2015) it states that the development should enhance the nature potential of the site. The ECS are concerned that this application does not meet these more recent criteria.

Therefore, the scenario has changed significantly since the original approval. The main update has been the introduction of the NPPF, which requires a more robust approach to preservation and improved commitment to the status of our heritage assets.

In conclusion, we do feel that this Planning Application should be refused as it does not comply with the requirements of the CA nor the environmental needs of this special area.

Yours Faithfully,

RDH

Bob Hollis (on behalf of the Epsom Civic Society)

cc Woodcote Ward Councillors

