

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

24 July 2020

Support Group Requests
Epsom & Ewell Borough Council
Planning Department
Town Hall
EPSOM KT18 5BY

Dear Sir,

Planning application 20/00797/FUL - 107-111 East Street

Epsom Civic Society has viewed the details of the application for the redevelopment of the site, clearing all the existing buildings and construction of part 3-storey, part 4-storey comprising 23 residential flats. We comment as:-

1. It is important to regard this address in East Street, on the Ewell side of Kiln Lane, as being different from that part nearer towards the Town some of which is in a town centre location. The situation here is very different with generally single and two storey residential development prevailing towards Ewell and away from the higher buildings in East Street nearer the town.
2. The bulk, mass and density is excessive for this location and for the reasons as above would be incongruous in the street scene.
3. Notwithstanding the sunlight report stating acceptability, it is considered the adjoining NE side property No.113 will suffer from shading and also overlooking.

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4. The distance of the NE wall is less than 1m from the boundary with the adjoining property No.113 thus exacerbating the bulk of the proposal.
5. The absence of affordable housing is not acceptable. The scheme should support the proportion required as set out in CS9. The requirement for affordable housing is really relevant to-day.
6. The application is not compliant with DM22 Housing Mix in that the required threshold of 3-bed units is not met.
7. The Society does not accept the Viability Statement submitted stating that affordable housing cannot be provided. The provision of affordable housing is a fundamental prime cost of the scheme particularly as here as the applicant has not yet purchased the site.
8. As a sub-note to 7 above, in the VS cost analysis section 5 there is a reference to eight affordable units. This indicates there being an acknowledgement of the requirement.
9. The proposals show access from a service road which is said to be widened. This is outside the boundary of the site application. From local knowledge there is not believed to be a right of access from this road to the site.
10. Question is raised on the viability and safety of this almost nil use and gated road with an entry to Kiln Lane and is a blind exit with high volume of passing traffic. Close examination from the Highway Authority is required.
11. Following on from No.9 above, in the event of approval, even if modified, a Grampian Condition would be required concerning this access.

Refusal of the application is requested.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

c.c. Ward Councillors

Member of

