

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

29th November 2021

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

Dear Sir,

Planning application 21/01708/FUL 107-111 East Street Epsom

Epsom Civic Society has viewed the details of the application for the demolition of the existing dwellings and the construction of new building of part 3 and part 4 storey to comprise 21 flats.

We comment as:-

1. This application follows the refusal of the previous very similar one at committee in July, it is said by the applicant that what is now proposed overcomes the four objections giving rise to the refusal.
2. The amendments to address refusal Nos 1 & 2 – unsatisfactory road access to the rear and insufficient car parking do go some way to ameliorate the shortcomings but the Society is not entirely convinced that these objections are fully overcome.

Member of



3. We believe that objections 3, (bulk and mass) and 4, (absence of affordable housing) have not been addressed resulting that these objections carrying forward to this application.

4. The designers of the application fail to recognize that East Street on both sides – (Kiln Lane and Dirdene Gardens) going northwards towards Ewell is very different in architectural style, bulk and mass than that of East Street from Kiln Lane/Dirdene Gardens southwards towards the town centre. The junction of Kiln Lane/East Street/Dirdene Gardens is most definitely a dividing line between the town centre built density and intensity and that of a natural more suburban feel into Epsom Road and then soon joining Ewell Village Conservation area at Park Hill Road. This distinction must continue to be recognized. In not respecting this distinction urban sprawl prevails. There remains too much bulk and mass in this application with only a marginal reduction from before. Simply, too much is being crammed into the site. A scheme of much lesser intensification is required.

5. Lack of on-site affordable housing provision. Core Strategy Policy CS9 remains very important and even more so today. Developers and land vendors must recognize this requirement at valuation, negotiation and scheme development stages. It is not acceptable that the policy requirements are being over ridden and not factored in.

Refusal of the application is requested.

Yours sincerely,

Michael Arthur MBE FCIOB FCMl

c.c. Ward Councillors

Member of

