

Epsom Civic Society

formerly Epsom Protection Society

shaping the future, safeguarding the past

23 May 2022

Gemma Paterson, Planning Officer
Epsom & Ewell Borough Council
Planning Department
Town Hall
EPSOM KT18 5BY

Dear Gemma Paterson,

Planning application 22/00509/RES 24 South Street Epsom

Epsom Civic Society has viewed the details of the application for the Removal of Condition 4 (Secure Parking of Bicycles) for permission 21/00044/FUL approved on 9/5/21

ECS has concerns about this application and considers that the following comments are relevant and justified to refuse the request for removal of the condition.

1. The proposal would be a departure from an important policy of requiring facilitation of alternative sustainable transport.
2. The applicant states that accommodation of secure cycle parking cannot be provided on the site. ECS believes that this is a matter which is capable to being overcome by appropriate redesign at ground floor level and the applicant must show a desire to pursue this and produce a solution. This

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really should have been thought through and shown at the initial design rather than applying for a late waiver at the build stage.

3. Particularly, given this is a town centre location with car ownership of the prospective flat occupiers unlikely the facility for ground floor cycle parking is very important.
4. At the current time given the recent escalation of energy and fuel prices there is an increasing need for alternative transport of which cycling is paramount.
5. Given that permission for the development was granted in May 2021 there is not any change of policy to warrant a justification of submission for a waiver or slackening of an important listed condition within 12 months.
6. If allowed, permission granted to waive/omit cycle parking policy could set a precedent in other locations
7. The Society contends that the application, if granted, would be contrary to the requirements set by CS16; DM36; and NPPF8(c) which should not be waived by this application. Grant of permission would also be at odds with the ethos of the Borough Council's Future 40 statement.

In view of the foregoing, refusal is requested.

Yours sincerely,

Michael Arthur MBE FCIOB FCMI

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