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Up to £1 where sold

From paddock to housing at edge in Epsom?

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More than 60 new homes could soon be built under proposals to develop a paddock on the edge of a Surrey town.

Wates Developments Limited is seeking outline planning permission to install dozens of homes on the field by Burgh Heath Road in Epsom.

If approved by Epsom and Ewell Borough Council, it would pave the way for as many as 68 homes to be built on the 7.5 acre plot of land.

The developer's planning statement argues that Epsom is "the most suitable and sustainable location for growth in the borough".

"The settlement offers an excellent range of services, facilities, employment and public transport opportunities," the document reads.

"Direct rail connections into central London and out into Surrey and onwards to the south coast can be reached from Epsom railway station."

It adds: "The area is also well served in terms of healthcare and education along with green infrastructure in the form of a number of golf courses, Epsom Downs Racecourse and public access woodland and open space."

Of the 68 homes proposed in the development, up to 34 could be allocated as affordable housing, the planning statement says.

The developer believes the project could help address a "clear and demonstrable" need for housing within the borough.

While the site falls within the green belt, the developer has argued that exceptions allowing for these proposals to go ahead would apply.

They have made the case that the patch of land would qualify as a "grey belt" site, and that it meets the "golden rules" that would deem it not to be inappropriate green belt development.

The concept of grey belt is a recent addition to national planning guidelines that allows for lighter planning restrictions on sites that are not deemed to adequately contribute to green belt purposes.

"In overall terms the proposed development would result in landscape and visual effects in a landscape that is already influenced by built form and infrastructure associated with Epsom," the documents say.

"The proposed development would be viewed as infill development amongst existing development associated with Epsom to the north and south and would not substantially alter the character of the landscape."

James Moules Local Democracy Reporter

Epsom and Ewell Times will follow the application and report

Image: Burgh Heath Development (Credit: Wates Developments Limited)

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