



# MERROW RESIDENTS' ASSOCIATION

[www.merrowresidents.org.uk](http://www.merrowresidents.org.uk)

Chairman: Andrew Strawson, 4 Abbots Way, GU1 2XP [chairman@merrowresidents.org](mailto:chairman@merrowresidents.org)

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Mr James Overall  
Senior Planning Officer  
Guildford Borough Council  
Millmead  
Guildford, GU2 4BB

28th February 2023 by email

Dear Mr Overall

## **Outline Planning Application 23/P/00139–176 Epsom Rd, Guildford GU1 2RR**

I am writing to object to the above outline application, for the reasons stated below. We have read your Pre-application response to the applicant dated 31/08/2022, in which you refer to four dwellings in total. Following your response, the applicant submitted a Planning Statement in January 2023. The proposed housing number is now six, with a different mix of smaller houses. However in para. 4 of your response you quote the applicant *"Four homes are proposed because this retains plenty of space for biodiversity, minimises the number of trees which would need to be removed..."*. You advise that a mix of one x 2 bed dwelling, two x 3 bed dwellings and one x 4+ bed dwelling would be more appropriate. After your advice, the applicant increases the number of dwellings, which we are confounded by. To be clear, the number of dwellings proposed in the outline application are - two x 4 bed, two x 3 bed and two x 2 bed.

### Objections

#### **Highways**

The access from the current house into the Epsom Road is sited between a small group of shops and the boundary of 178 Epsom Road. The Pedestrian Crossing is within 15 metres of the access. Currently there would be 2 or more vehicles per household using the access to nos. 176 and 178. Already, this is a hazardous access onto the Epsom Road and with the minimum of an extra 10 vehicles, if the development was approved, a highly dangerous situation would be the outcome. School children from the immediate area, would be at risk walking on the pavement and pedestrian crossing at the main road. We feel this is a very important area of objection. We understand from your response that the usual SCC Highways comments would be requested at the full application stage.

#### **Density and Site location**

The six dwellings proposed are drawn on the site plan as a small crescent within the land of 176 Epsom Road with what seem to be very small gardens and the original house footprint stays as it is. There is no context to the visual impact of the houses in the drawings, as elevations are not included. We feel that the amenities of the neighbouring properties in High Path Road, Epsom Road and Grove Road on the three boundaries of the proposed development, would be adversely impacted. Further drawings need to be supplied with more details. Since you have mentioned 4 dwellings in your response, we would suggest that in principle, these houses could be more acceptable if spaced accordingly.

Six houses, as proposed would result in a greater routine environmental and traffic impact than assumed in your original assessment of four houses.

I hope you will consider the concerns of the adjacent neighbours and our submission in determining a full planning application.

Yours sincerely

Andrew Strawson  
Chairman  
**Merrow Residents' Association**

c.c. Cllr George Potter, Cllr Deborah Seabrook