



## NEWSLETTER –No 115 – SPRING 2008

### THE CHAIRMAN'S COMMENTARY

Our Newsletter has been edited for many years by Paul Fifoot and we are most grateful to him for the professionalism and expertise which he has brought to the work. He has decided that partly, at least, for health reasons he now wishes to give up and devote his time to other matters. We will miss his wise counselling and wish him the very best for the future.

Our hardworking secretary Malcolm Boyd has volunteered to edit the Newsletter for the foreseeable future and this will have the advantage that, as a member of the committee, he will be able to consult and confer and suggest the material for new editions. We look forward to working with him additionally in his new guise.

Exhibitions at the Mall Ashley and the Ebbisham Centre gave us a further opportunity to display some of our material and enabled us to increase our membership so that we are approaching and should soon reach the 1700 mark. Many members of the public displayed a keen interest in the new and old buildings in the Borough. Thank you Ishbel and the many members of the committee who manned the stand. Geoffrey and I also spoke at the Epsom Club where matters of concern were raised and new members were enrolled.

By the time you receive this Newsletter we will have been given a further opportunity to see the proposals which are being made for the future of the Lavandou Stables in Chalk Lane. These plans are giving us cause for concern particularly because of the extra traffic which will be created but also for the loss of training facilities. We think it is important that Epsom should not lose any more of its Horse Racing history.

A report by Defra (The Dept. for the Environment, Food and Rural Affairs) demonstrates concern that the risk of flooding is being increased by the practice of many householders who are paving their front gardens. Defra estimates that, in the last decade, households in London have paved over ground equivalent to 22 Hyde Parks forcing more water into the sewage system. Legislation may require householders to use permeable paving solutions. We hope that the Protection Society will not need to get involved, or will it?

Who was Martin Madan ?. There must be dozens of footpaths in the Borough but as far as I am aware few of them have a name. The Rev Martin Madan who lived in Woodcote End House was born in 1726 near Hertford and his parents were well connected. A popular preacher at The Lock Hospital Chapel he wrote 'Thelyphthora' and was unjustly accused of countenancing polygamy. While living in Epsom he used his authority as a magistrate to prevent illegal games in the town during race week and his effigy was burnt in the High Street. His memory is preserved in Madan's Walk, a footpath leading from Woodcote Green to Avenue Road and the path through Rosebery Park. In his day the footpath lead to the fields by the Ashley Road.

**Harry Corben**

## **PLANNING APPLICATIONS**

Some brief comments only this time as there is plenty of planning elsewhere in the Newsletter.

**Hudson House (aka Centrale), Station Approach:** The Planning Committee have approved the application for alterations to the elevations opposite the Station. These include the recolouring of the eastern half of the facade (now red), replacing the red trim between the windows with cedar boarding, adding cedar framing to windows, placing green glazing to the juliet windows instead of steel mesh and other minor works. These alterations result from the use of wrong materials and should improve the appearance to some extent.

**Capitol House, Church Street:** The retail unit facing the Town Hall Car Park is to be used as offices by Gladedale Homes, the developers, for up to three years, by which time we hope proposals for the Town Hall Square will have emerged. From the application we learn that Gladedale have outgrown their offices at Ashley House and have bought the two Courts in Ashley Road and The Parade and propose to redevelop for housing with commercial space for their own use on the ground floor.

**Sainsbury's, Kiln Lane:** The proposal is to include Halford's store into Sainsbury's and to add a small extension at the rear. The appearance will be simplified, and we did not think the increase in the size of the supermarket would unduly affect the Town Centre. We have not therefore objected.

**Dame Annis Barn, Burgh Heath Road:** Following the the refusal of permission to develop, and the withdrawal of the proposed developer, the house is now on the market for £2.5M and we believe No18, which was also included in the proposal, is for sale at £1M. These prices are likely to include some element of speculation that development might be possible, but we are keeping our fingers crossed.

**Alan Baker**

## **CONSERVATION**

Since the last newsletter, the 'score' of applications we have followed up now exceeds 80 since the AGM. Many of these are relatively modest in their conservation impacts, and we write to the Borough as sparingly as possible. Overall, we comment on probably no more than one in five applications affecting conservation areas or listed buildings. We are particularly keen to make sure that proposals fit into their surroundings in terms of their design, without being too slavish to a particular architectural style. Nonetheless, it is surprising how often plans show unsuitable, and sometimes downright ugly, features.

Most of the applications we see in the conservation areas or to listed buildings are for extensions of some sort, and most of these are reasonable and well designed and are intended to bring up to date the accommodation of older houses. Provided the design is sensitive and in keeping with the host building and its surrounding area, such proposals are often to be welcomed as they ensure that these buildings are well maintained and do not fall into disrepair. It is frequently the gradual decline of older buildings which allows them to fall into the hands of developers, often with very unsatisfactory results for the surrounding area. Careful updating and modernisation of the facilities gives older buildings a new lease of life, sometimes in another use.

An excellent example of this is the Cedars in Church Street which is being converted to flats and where work is proceeding apace. We were concerned that the trees in the back garden were not sufficiently protected from damage, but the Council's tree officer has been keeping a close eye on this, and proper protection has now been put in place.

We mentioned in the last newsletter a fear that the applications for both 51-55 Church Street and Dame Annis Barn in Burgh Heath Road, both of which had been refused, would re-emerge in due course. This now seems a little less likely as two of the affected house in Church Street, and Dame Annis Barn, are on the market.

**Robert Austen**

## **MEMBERSHIP**

Our membership is steadily increasing; at 1676 we have nearly 100 members more than this time last year. The biggest factor in that was the Exhibition in September in the Mall Ashley [Ashley Centre as most of us still recognise it!] but we also gained members from the Exhibition in the Ebbisham Centre and some through current Members and Road Reps. If you think that you have friends, neighbours or colleagues who might be interested in joining, please contact Ishbel for leaflets and spare Newsletter/s to encourage them to join.

Our Road Reps and Distributors are essential to the Society and we are grateful to all 59 of them. However, at the moment there is one area not covered. It is The Ridings with 17 members. I have managed to contact most of the members in this area and they all have good reasons for not being able to do this. Therefore I am looking for offers from someone, perhaps living nearby, who would be prepared to take on this task for the Society of delivering 4 Newsletters a year and collecting subscriptions. If you think that you might be able to help in this way please give me a ring on 01372 728570 for more information.

**Mrs. Ishbel Kenward - Membership Secretary**

## **LAVANDOU STABLES**

Readers will know that I have been writing comments on this subject for a considerable time. The architects (Turley Associates) and the agents (Savills) have now mounted a display of the proposed development of the Chalk Lane Stable complex and members of your committee viewed it. The proposals provide for a mixed residential and office development with the historic grade II listed riding school converted into a two-floor office facility. There would no longer be any provision for equestrian use.

For many years the society has taken the view that the Lavandou Stables, formerly part of The Durdans, should have an equestrian future together with preservation of the listed buildings and we have made this clear in our numerous displays. If this plan is to be accepted, an equestrian future will no longer be possible. Additionally, it is hard to see that the delightful character of the Chalk Lane Conservation Area will not be adversely affected by increased traffic and the presence of an office complex in its midst. Furthermore, I would seriously question the need for more offices in Epsom where it is clear that there is an oversupply of offices.

Horse riding and horse racing has been and still is an important and attractive aspect of 'the Epsom scene' and it would be a huge pity if these stables with an illustrious heritage were to be lost to the equestrian fraternity. We should encourage the borough council to seek to preserve and protect our equestrian heritage. What is urgently needed is for a horse trainer or owner with deep pockets to step in and preserve both the fabric of the listed buildings and the equestrian heritage.

**Malcolm Boyd**

## **LOCAL DEVELOPMENT FRAMEWORK**

Now that the Core Strategy has been approved, the borough council is moving towards the next stage in the process. We have been invited to nominate a person to join a Character Study Working Group that will report on local distinctiveness and environmental character within the borough. These aspects are becoming increasingly important in developing planning policies and making planning decisions. Atkins Consultants have been commissioned to run this exercise which will happen over the next six months.

**Malcolm Boyd**

## **EVENTS, OUTINGS and TALKS**

### **Annual Buffet Supper Party, Friday 24th October 2008**

Please put this date in your diary. More details will be in the next newsletter together with an application form for tickets.

### **Visit to the Mill at Sonning Saturday 12th JANUARY 2008 for Lunch and Matinee.**

This visit was fully booked. The weather was fine and our usual driver Alan took a scenic route along the river Thames passing Runnymede and The Long Walk in Windsor Park which gave a good view of Windsor Castle.

The meal was excellent and the play Ray Cooney's 'Run for your Wife' was hilarious. The story was about a taxi driver with two flats and two wives which he visited in turn on an organised timetable until he has an accident and is taken into hospital and then his problems start. It was well acted and very funny with some of us almost in tears with laughing. I think everyone enjoyed the day as much as I did and I would like to thank those who came for being such a co-operative and punctual group.

**Visit to the Houses of Parliament Monday 3rd March 2008.** This outing is fully booked.

### **Outing to Mapledurham and Henley 24th July 2008.**

There have been a lot of applications for this visit and priority will be given to those who were booked on the previous one last year which had to be cancelled because of the flooding. Tickets will be sent out shortly.

### **Talk: Thursday 28<sup>th</sup> February 2008.**

Unfortunately, Professor Ashurst who was to have spoken has fallen ill and is unable to fulfil this engagement. At the last minute, Anthony Evans, Design and Conservation Officer in the Borough Council has agreed to speak in his place. It is planned to hold another talk later in the year, details and date to be announced.

### **Walkabout with Ian West; Sunday 6<sup>th</sup> July 2008 at 2.30pm.**

Ian West will take us on a guided tour of Nonsuch Mansion to see rooms not normally open to the public including the kitchens and servants quarters. The walk will begin at 2.30pm and everyone is welcome. No tickets are required, just turn up. More details will be given in the next newsletter including how to get there and exactly where to meet. Please keep this date free.

**Joy Furness**  
(01372 722186)

## **HERITAGE OPEN DAYS**

Heritage Open Days 2008 will take place from 11<sup>th</sup> – 14<sup>th</sup> September nationally, except in London. In Epsom and Ewell there will be a selection of properties open on the 13<sup>th</sup> – 14<sup>th</sup> September. The programme will be available later in the year. If anyone would like to register an interest in stewarding property please call Isobel Cross on 01372 722074.

**Meeting on 15<sup>th</sup> November in the Myer's Hall, Epsom Playhouse.  
"Neo-classicism – an enduring style".**

The first of the Society's series of 3 winter talks was given by Hugh Edgar, assisted by Ian Milford. Hugh is an architect by training and admitted he had only come to appreciate Neo-Classicism later in life. He explained that as ideas changed about art and beauty, so did architecture. From Plato and Aristotle to the present day, changes in society's attitudes have been reflected in architecture, giving us for example Gothick, Indienne, Chinoiserie and Egyptienne through the nineteenth century. Beside a slide of the Parthenon, which he described as the most refined Doric building ever built, Hugh sketched the optical refinements used in the building of it. The design of the columns, slightly wider at the base, and the arch of the steps combine to make the whole appear straight and pleasing to the eye. The Pantheon on the other hand was essentially a cylindrical drum with a small dome but inside was elegant and harmonious. The dome was the first ever built of concrete and columns supported it while recesses ensure the dome is not as heavy as if it were solid. Landscape was also important and open spaces and Parks were included in designs. Proportion is all and the basis for pleasing design is the Golden Section, a development from the Golden Rectangle.

After her abdication in the seventeenth century, Queen Christina of Sweden converted to Roman Catholicism, moved to Rome and founded the Arcadian Academy - to 'exterminate bad taste'. The artist Claude Lorraine's painting 'Acneas at Delos' depicted a temple in the style of the third century BC. This influenced many architects and over the years, similar designs abounded - The Temple of Ancient Virtues at Stowe for example. Classical designs were appreciated more and copied – Osterley Park and many buildings in Edinburgh show this influence. Among the aristocracy, knowledge of the Greek and Roman architecture was widespread and the Grand Tours undertaken increased the wish of the wealthy to emulate it. Hugh's obvious enthusiasm for his subject shone through and we all left with a greater understanding of the subject. Although he asked for a charitable donation to be made in lieu of a fee, Hugh was given a bottle of something warming as a token of thanks!

**Angela Clifford**

## **PREVIOUSLY DEVELOPED LAND**

The subject of previously developed land has become contentious and members might like to know a little more about it and about the Society's attitude to it.

For many years there has been a movement away from developing Greenbelt land and other greenfield sites in favour of "brownfield" land and this was generally thought to mean former industrial land, redundant gas works and the like. This was acceptable to most people and this Society certainly preferred to see building on such land rather than on the Green Belt.

With the growing demand for housing and the increasing shortage of suitable land, Government planning policy has set allocations of housing development to the various parts of the country and this has led to pressures on existing land supplies. Current National policy reinforces the use of brownfield sites, but redefines it. The effective use of land is encouraged, including the re-use of previously developed land, where appropriate. This is defined as land that is or was occupied by a permanent structure together with its surrounding land; there are a very limited number of exceptions. There is no assumption that such land is necessarily suitable for housing development nor that the whole curtilage should be developed. There are also important provisions seeking to minimise environmental impact.

The Core Strategy, which is the first part of the Council's new development plan, also emphasises the re-use of suitable previously developed land for housing, with higher densities in central locations, allowing relatively lower densities in other areas to help retain their character and local distinctiveness.

These policies are hardly objectionable, but the problems lie in their interpretation. The definition of previously developed land is being taken to include any existing building and its surrounding land regardless of its worth and of local amenities. Many owners have been tempted to cram high densities into back gardens or to demolish very presentable houses in order to redevelop with many more units and greatly increased value.

In Epsom the 15 year target for housing provision is higher than we would like but is attainable without undue cramming of units in unsuitable places. The Society's attitude is therefore to object strongly to such applications, and to urge that local amenities should not be overlooked. On the whole we find that the Planning Committee takes a reasonable line in refusing these cases even when officers recommend approval. It must, however, be remembered that there have to be good planning reasons for refusals and that these may be reversed on appeal, at great expense to all concerned.

This is nevertheless a time for vigilance by the Society and as an example a copy follows of a letter we have recently sent in such a case. This application has now been refused.

**Alan Baker**

2 Leighton Way  
EPSOM Surrey  
KT18 7QZ

4 January 2008

Mr Mark Berry BA(Hons) MRTPI DMS  
Head of Planning  
Town Hall  
EPSOM

Dear Mr Berry,

PLANNING APPLICATION 07/00953/FUL  
HILL END, WOODCOTE SIDE. EPSOM  
DEMOLITION AND REDEVELOPMENT

Hill End, whilst not of listable quality, is a fine large detached house well suited to its location and blending well with its neighbours and with the area generally. The proposal is to demolish the house and erect two blocks, each containing seven two-bedroom apartments, with underground parking for eighteen cars.

In support of the proposal the applicant enlists government policy of optimising the potential of previously developed land by redeveloping at increased density. As you know we take great exception to any interpretation of this policy which treats all buildings as previously developed land and encourages their demolition in order to increase the number of dwellings on the site. This could truly be called Town Cramming. That said, of course, each application must be treated on its merits.

The present application is very professionally presented, and in our view a serious attempt has been made to create a design and quality which are compatible with houses in this area. We consider, however, that the use of the site for apartments and the excessive bulk and massing of the proposed buildings are out of character with the locality. The density of 56 dph is greater than the upper limit mentioned in Guidance Note PPS3 and we cannot agree that it sits comfortably on the site, as suggested by the applicant.

The applicant quite correctly draws attention to the Government and Council policies relating to such development and claims that the proposals meet all of these. It is clear, however, that many of the elements of these policies, for example that the design should make a positive contribution to making places better for people, are subjective and are capable of producing very different opinions. In our view the proposals do not satisfy Policies BE1, BE19 or DC1 of the District Wide Local Plan or Policy CS5 of the Core Strategy.

Policy CS8 aims to direct higher density development to central locations enabling relatively lower densities to be applied to other parts to help retain their character and local distinctiveness. The present proposals do not satisfy this strategy.

Policy CS9 would require this development to include at least 20% affordable housing. We do not consider this location to be suitable for affordable housing, but the inconsistency seems to require attention.

In terms of parking, we consider the allocation of 18 spaces for 14 apartments to be of doubtful adequacy and the provision of only three visitors' parking spaces to be totally inadequate. This would be bound to result in additional parking in local roads to the detriment of traffic and general amenity. The siting of the entrance to the underground car park in Woodcote Park Road is satisfactory in traffic terms but is likely to cause unreasonable disturbance to the neighbours. The main entrance in Woodcote Green Road would be potentially dangerous and would require careful treatment.

In summary, this Society would regret the loss of the existing fine house and regards this application as a prime example of unjustifiably treating such land as a brownfield site. We acknowledge that the applicant has made a serious attempt to provide a suitable design, but that the bulk, massing and density of the proposals are excessive.

For these and the other reasons mentioned above we consider that planning permission should be refused.

Yours sincerely  
ALAN BAKER FRICS  
Vice Chairman

### **THE NEWSLETTER**

The committee has agreed to print articles of topical interest from time to time relating to Epsom and its history, development and environs. Two such articles follow and therefore I make no excuse for this longer than usual edition.

**Editor**

### **Piers Nicholson and the England Epsom by Graham Bush**

Last February, during a holiday trip to New Zealand, Piers Nicholson and his wife Gillian, who are residents of Epsom in the English county of Surrey, 'called on' the Epsom & Eden District Historical Society. The President, Christine Black, escorted them to the summit of One Tree Hill, and just prior to their departure a week later, the writer of this article hosted them to morning tea. While fraternal greetings were conveyed from the EEDHS's counterpart in Epsom, Surrey, the Epsom Protection Society (EPS), Piers also had a strong interest in making an introductory acquaintance with Epsom in Auckland in that he has extensive expertise in the internet and websites.

Piers, who has lived in Epsom, Surrey, for 25 years, is the son of the eminent ornithologist and environmentalist Max Nicholson (1904-2003), one of the founders of the World Wildlife Fund and author of *The New Environmental Age* (1987). Piers became managing director of a company specialising in the production of market reports on minerals and metals and in 1996, with Bridget Coming, founded Internetworks, a website which gave the company an internet presence. This development was steadily expanded into a resource for developing websites for smaller businesses and a remedial service for malfunctioning websites.

It was natural, therefore, that as community organisations in Epsom progressively wanted to establish an internet face, Piers, who had served on one of the residents' associations, was called on to help. Thus he is responsible for the IT side of EPS activities, having earlier developed the impressive showcase website 'Epsom and Ewell on the Internet', which is accessed an average of 400 times daily. Sundials are Piers' other abiding passion. A sundial designer of great note and a long-time member of the council of the British Sundial Society, Piers also serves as its webmaster (Sundials on the Internet).

### ***Epsom and its Protection Society***

Epsom in its original form of Ebbisham traces back to the tenth century, and in the Domesday Book was listed as comprising 38 peasant households. It is located in the London commuter belt some 15 miles to the southwest of the United Kingdom's capital, and with a present population of some 68,000 extends over some 3,400 hectares. Epsom is famous for 'the Derby', the 1.5 mile 'scurry over Surrey' for three-year-old horses, run since 1780 on the Epsom Downs just south of the town. Epsom also achieved great notability as the origin of 'Epsom salts'.

Epsom is governed by the Epsom & Ewell Borough Council, which is reportedly unique in English local government in that its members are nominated by independent residents' associations. Although they work in close cooperation, the Epsom Protection Society is quite separate from these associations.

The EPS was founded in 1959 by citizens concerned about the growing threat which development was then posing to Epsom's many historic and architecturally-notable houses. Its overarching objective was to ensure that new developments were compatible with the town's traditional character, particularly its abundance of mature, magnificent trees. While the EPS has an indirect interest in Epsom's past, it is in no sense a historical society, its principal concern being with the present, an orientation underlined by its registration with the British Civic Trust. The EPS monitors all planning applications, some of which it makes submissions on, and engages in tree planting schemes. More generally, it serves as a powerful focal point for community environmental concerns. It publicises its activities and local issues through its three-monthly newsletters, which have now reached number 110. It also helps support the vigorous and lively community website already mentioned.

### ***Epsoms around the world***

As the British Empire expanded and spawned colonies populated by emigrants from the home countries, it was quite common to name new settlements, villages and towns after places, personalities or locations in the mother country. 'Our' Epsom is one such example. One page on 'Epsom and Ewell on the Internet' is devoted to the 'International Epsom Communities Association and is intended to publicise the presence of other Epsoms worldwide. Perhaps a shade surprisingly, they are not that numerous, ones in Victoria, Australia, and in Indiana and New Hampshire, USA, also being acknowledged. By visiting Epsom in Auckland, therefore, Piers was adding to the number of Epsoms in which he had set foot.

*The foregoing is an article in Prospect – the Journal of the Epsom & Eden District Historical Society Inc. in Auckland, New Zealand following a visit by our committee member, Piers Nicholson.*

## **THE MALL ASHLEY – A JOURNEY**

When the development of a major shopping centre was first proposed for Epsom in the late seventies, the population of the borough was around 67,000. However studies carried out by Surrey County council at the time, indicated that Epsom had a relatively weak pull as a shopping centre to satisfy the needs of its residents and was achieving less than one third of its potential retail sales. The report concluded that Epsom's retail sector was in decline due to unsuitable premises being available for the then modern day retailers and that there was a need to increase the retail floor space within the town centre by about 200,000 sq ft, almost doubling the existing figure. So hence The Ashley Centre was born. The scheme was a joint venture between: Epsom & Ewell Borough Council, Friends Provident and The Bredero Group, Epsom.

The Ashley Centre opened in two phases; the first on 17<sup>th</sup> June 1983, followed by the second phase the following spring. The principle aim of the development was to merge the new shopping centre with the historic fabric of the town to create a thoroughly modern exciting shopping environment. Once complete the scheme was described by the Secretary of State for the Environment as: "A remarkable achievement to integrate so successfully a large development of this nature, into the fabric of a mature town at a particularly sensitive part of a major conservation area".

Once complete the centre provided 230,000 sq ft of retail space, anchored by Marks and Spencer, Army and Navy, John Menzies, Waitrose, a new theatre complex, restaurant and coffee shop. A 57,000 sq ft office building was provided as a new headquarters for Petrofina (UK) Limited and also an 800 space car park. The centre was valued in the region of £64 m.

### **So where are we now?**

The scheme will be 25 years old in 2008 and has grown in size to 295,989 sq ft of retail space. We have an average of 145,000 shoppers through the doors each week. The population of Epsom is now around 70,000 and is predicted to rise still further with housing developments on the hospital sites. The current value of the centre is £122 m.

Do we satisfy the needs of the local consumer? No, we can always improve.

The scheme is now owned by 'The Mall Corporation' who are in the process of building a brand of community shopping centres, all to be called 'The Mall'. The Mall is the UK's leading community shopping centre brand. We own and operate 23 malls across the UK, home to almost 2100 retail units and attracting 5 million shopping visits per week. Our malls are not just a collection of shops: they are venues for the community. We manage them creatively to make the shopping experience easy and enjoyable. The malls are operated by The Mall Corporation Ltd, a Capital & Regional company.

The Mall Fund, established in 2002, invests in community malls throughout the UK from Aberdeen to Southampton. Current investors in the Fund include Capital & Regional plc, Morley Fund Management, The Prudential and ISIS Property Asset

Management plc. The Mall Fund has current assets of approximately £3bn in 23 Malls. Our objective is to increase the number of Malls to approximately 30 over the next two years all to be re-branded as 'The Mall'. In Epsom we have acknowledged the strong local affinity amongst the community to The Ashley Centre as an established brand and feel that the correct approach would be the joining together of these two great brands to rename the centre locally as 'The Mall Ashley'.

### **Future Developments**

When the centre was built, retailers were looking for units of approx 2-2500 sq ft and the centre has units on average of 2,250 sq ft. Today's retailers are ideally looking for units of either half or twice this size, so consequently the centre must adapt to the changing retail requirement or shops will close and remain empty, which nobody wants. So we will always look at units when they become vacant for whatever reason, to match this to the retailer's requirements, thereby improving the available retail offer for the Epsom community.

### **The Boots Example**

Boots had three shop units in Epsom town centre all with quite sizable overheads. For Boots the obvious option was to combine all three into one prime pitch store, enabling them to stock their complete range of products. This was not achievable in their existing site due to size limitations, so they have taken 17,500 sq ft of space in the old Kingshade Walk to create their new flagship store for the town. The benefits are that Epsom gets a brand new Boots store with an enhanced range on offer for their customers. The negative is that two units became empty in the High Street. This is where the borough's planners have to ensure that new edge of town retail development is discouraged to help maintain a healthy and vibrant town centre.

### **The future prosperity of Epsom**

Epsom has to play to its strengths, we are a market town and we must protect this, however, both The Mall Ashley and the Town Centre as a whole need to continually develop to satisfy the retail needs of the community, whilst keeping its historical heritage. We must ensure that in today's and tomorrow's commercial market, Epsom can attract new retailers and therefore give the consumers of the borough what they want in terms of retail brands. Only this will bring prosperity and vitality to the Town Centre. We are not Kingston or Sutton. We are Epsom Shopping as it should be!

### **David Beddows, General Manager The Mall Ashley**

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Epsom Protection Society

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