# No wonder Woking went bankrupt. Scandal of private school loans

A private school was loaned millions of pounds at favourable rates by Woking Borough Council before it went bankrupt. Now questions are being asked as to whether an independent inquiry will be launched into the "extraordinary use of taxpayer's money".

Greenfield School in Old Woking has loans of £13,257,756 according to full accounts published in September on Companies House.

Interest is just one percentage point above the Public Works Loans Board rate. The cash was originally borrowed by Woking Borough Council for "capital projects" before being passed on to the school.

Since then the council's finances have collapsed under the weight of its unprecedented multi-billion debt from all the money it can not afford to repay – and its investment decisions have come under close scrutiny.

The matter of its role as effectively a bank was raised during the October 17 full meeting of Woking Borough Council.

The local authority was asked directly if it would set-up an independent inquiry into the extraordinary use of taxpayers' money into the 2019 loan to Greenfield preparatory school, reportedly topping £11m.

According to the school's set of accounts, its fees, which brought in more than £5m last year, are very carefully controlled and exceptional value for money.

Greenfield, the accounts said, is highly competitive when compared to other independent educational establishments within the wider Woking area.

In January 2021, Greenfield opened Little School, a 50.4 week a year day-care for children aged from six months to four years. In April 2022 the school opened its new buildings and took on extra staff.

The council's loan was challenged on the grounds that the money was not used for regeneration and education is not in the remit of a borough council.

Woking Borough Council was asked: "Will the council set-up an independent inquiry into the extraordinary use of taxpayers' money into the loan to the single entity, Greenfield preparatory school?"

Councillor Ann-Marie Barker, who took over as leader of Woking Borough Council after the loans had been agreed.

She said: "In July 2023, the council asked Grant Thornton, its newly appointed external auditors, to undertake a 'Value for Money' review, looking into the governance arrangements that relate to the council's historic investment strategy.

"This is an independent report which is reviewing how past decisions (such as those related to Greenfield School) were made and the financial impact of these decisions on the Council's financial sustainability.

"Grant Thornton have indicated that the Value for Money report will likely be published in October 2024.

"The council will make the Value for Money review report, alongside our response to its recommendations, available on our website at the earliest opportunity.

"It is important to wait for the findings of the independent review before coming to any conclusions regarding individual decisions."

The school is a registered charity in Old Woking and has the benefit of extensive playing fields. In addition it takes advantage of Woking's Pool in the Park to offer swimming lessons.

The school hosts community events including annual maths and English challenges, anti-bullying training, and football tournaments.

Pupil numbers are growing at a rapid rate and income from charitable activities increased by £582,037 to £5.3m- of which £5.2m was through school fees.

Overall the school made a loss of £502,562 last year according to its accounts and it has loans totalling £13,316,871, of which £13,257,756 is listed as "other loans".

Its annual set of accounts read: "The loans were obtained to purchase a new site for the school. The loans are secured on property

owned by the school and are for a total period of up to 50 years.

"During the first three years, no repayments will be made but interest will accrue and then it will be repaid over the next 47 years.

"The interest rate applicable will be one per cent point above the 47 year Public Works Loan Board Annuity Rate."

The Public Works Loan Board provides loans to local authorities for capital projects – usually in the form of regeneration projects such as Victoria Square or Sheerwater.

The UK Debt Management website reads: "Decisions over which capital projects to pursue and whether to borrow for these investments are the responsibility of the elected council of each local authority, who are accountable to their electorates.

"Local authorities are free to borrow so long as the finance director is satisfied that they are acting in line with statute and can afford to repay the loan.

"The PWLB is a non-discretionary lender: it does not ask the purpose of a loan, as this would duplicate the decision-making structures of the individual local authorities."

The Grant Thornton report could be ready for release by the end of this month.

Greenfield School Woking (image Google)

# Epsom's neighbour cracks on with its Local Plan

More than 6,000 new homes will be built in the Surrey borough of Mole Valley, with Leatherhead taking on the largest share after the district council approved its long-term planning bible.

**Mole Valley District Council** has agreed to build an average of 336 homes a year between 2020 and 2039 with town centre sites in Leatherhead, such as Bull Hill, and Dorking being set aside for large scale housing-led redevelopment.

Office complexes in Ashstead and Dorking have also been earmarked for regeneration, and green belt land in Ashstead, Bookham, Dorking and Leatherhead released so developers can build homes.

The council has also agreed to hand over green belt land for housing within and around Hookwood to "complement" economic growth near Gatwick.

Villages within the green belt, namely Beare Green, Brockham, Capel, Charlwood, and Westcott will have their boundaries amended to allow "appropriate development" after Mole Valley District Council formally adopted its local plan last week (October 15).

In all, Leatherhead is expected to take on 30 per cent of the new homes (1,914), followed by the areas around Dorking 23 per cent (1,467), Hookwood, 15 per cent (957), Ashtead, 11 per cent (701) and Bookham, seven per cent (446).

The remaining 14 per cent (893) will be spread across the rest of the district.

In Leatherhead the council wants to create what it calls, a Riverside Quarter, at Claire House and James House in Bridge Street. This would go alongside an Urban Quarter at the redevelopment of the Bull Hill.

For Dorking, the Pippbrook House refurbishment remains its flagship development as well as plans to redevelop the Foundry Museum and Church Street workshops.

More locally, housing requirements for neighbourhood areas are as follows:

- Ashtead 652 net new dwellings
- Bookham 513 net new dwellings
- Capel Parish 198 net new dwellings
- Ockley Parish 135 net new dwellings
- Westcott 123 net new dwellings

Mole Valley District Council, which passed its local plan by 28 votes to five with one abstention, said that 40 per cent of all new units would be affordable, and all come with at least one EV charging point.

The meeting heard that about 76 per cent of Mole Valley land was designated as Metropolitan Green Belt and protected from most forms of development.

Under its new plan, it said it has been able to deliver sites for housing while relinquishing less than one per cent of that.

Had the local plan not been agreed, developers would have had carte blanche to build without restrictions.

Cllr Margaret Cooksey, portfolio holder for planning on the Liberal Democrat run council, said: "It gives me enormous pleasure to be able to bring the local plan to this council for adoption at last.

"The local plan is about much more than a document about meeting housing need but a good deal of time and effort is taken up by worrying about specific development sites, particularly green belt sites,

"It's worth noting again that only 0.65 per cent of the existing green belt in the district has been identified to be released for future development.

"There are sites in most of our wards that we wish were not there however I did say, that I felt that it was a fair plan in as much as what could be seen as pain was spread as evenly as possible across the district."

Local plans go through long drawn-out processes before they are formally adopted, requiring sign off from planning inspectors.

Councils need to identify land for development and demonstrate it can meet housing targets. Often there is a trade off between town centre intensification or protecting green belt.

As well as the housing, the Mole Valley plan creates 230 new locally listed buildings and grants 27 parks and open spaces extra protection.

Dissenting voices in the chamber felt the council could have gone further to limit the impact on green belt while Cllr Chris Hunt (Independent, Ashtead Lanes and Common) said more could be done to curb building heights to stop town's from becoming the next Woking.

He told the meeting: "This is not a sugar coated pill for us to take, it's got some very good things, affordable housing, the commitment for better health and education facilities, those are very positive things.

"But it's also got some really hard to agree things.

He added: "There is still quite a lot of uncertainty about whether a key site in our key town of Leatherhead can actually be developed or not."

Adding: "It's effectively saying that the plan's foundations are uncertain in that regard and unfortunately it does echo something else, that there are no clearly defined density agreements.

"It has lots of good things but if I was on Strictly [Come Dancing] it would not be 10 out of 10, it would be a seven."

Cllr Cooksey said: "We're not Woking, Mole Valley is not Woking and we don't want to look like Woking but there's the dilemma between do we build in the green belt (or in the towns?)"

Cllr Leah Mursaleen-Plank (Liberal Democrat, Mickleham, Westcott and Okewood) said her ward has been hit by uncontrolled development "again and again" and called out at those asking to delay the plan's adoption in order to protect more green belt.

She said: "There is no alternative here.

"We have been in a position in my ward where we haven't had a local plan and we've had uncontrolled developments going through over and over again.

"We're losing green belt by delaying further.

"To say that we need more time just means more development on green belt sites, the opposite of what you would like to achieve."

Summing up Cllr Cooksey said: "I'm disappointed that we can't say that it's the overwhelming view of the whole council, it would have been very much stronger if we could have had support from the whole chamber.

'However we have an excellent plan here, I truly believe it and really think it's probably the best we could probably have come up with under all the circumstances that we've had to deal with over the years."

Mole Valley covers 25,832 hectares, 16 per cent of Surrey as a whole and is the third largest borough in the county.

Its population of 87,245 accounts for seven per cent of Surrey's total, while the average house price of £505,000 makes it second most expensive district in the county.

The ratio of house prices to residents' salaries was 14:1 in March 2020, the fifth most unaffordable district in Surrey.

Between 2014 and 2019, 1,265 new homes were completed in Mole Valley - 230 of which were affordable.

Related reports:

Mole Valley 'won't bend' to petitioners

Mole Valley Plan Paused

Artistic Impression Of The Arrival Square from North Street, south east corner. (Credit: Mole Valley District Council and Keir Property)

# Only the cashless will be "on the Hook" Road car park Epsom

A town centre car par centre is set to go cashless after plans to upgrade its ticket machines were approved.

Pay metres at the Hook Road multi-storey car park in Epsom are nearing the end of their functioning life-span and need to be replaced.

The problem facing Epsom and Ewell Borough Council is that any new pay-and-display machines at the site only have a limited lifespan as the car park is earmarked for redevelopment - which could begin as soon as September 2025.

Redeveloping the car park will not be a straightforward job however as it was built directly on a historic coal and gas manufacturing site, dating from the 1870s.

A report presented to the council's environment committee in July read: "Gas works are some of the most contaminated sites in the UK with the council's car park situated above a concrete capped former tar pit.

"Tar pits have a very high level of contamination, and it is possible that the car park caps are the most contaminated part of the wider gas works site.

"The car park was built in the mid-1980s when it was environmentally acceptable to concrete over former contaminated land uses."

Earlier this year the council announced it had entered into an agreement with the developers of the SGN Gas Works next door as part of its long-standing ambition to build a new town centre.

The combined sites are part the council's masterplan for Epsom, and features in its draft Local Plan -which sets out where, and the type, of development that will take place in the borough.

Until then, however, the car park will remain in use - and moves to replace its worn out machines are now underway.

Those who are unwilling to go cashless, or cannot, have been advised to park elsewhere, with Depot Road and the high street named as the most likely alternatives.

Councillor **Liz Frost**, (RA Woodcote and Langley) chair of the Environment Committee, said: "The current barrier control payment scheme for the car park is at the end of their life and needs to be replaced and the life of this car park is limited."

The committee had at one stage planned to spend £20,000 on a like-for-like replacement but this was thrown out and the new cheaper alternative agreed.

In 2023/24 the council made £60,000 from the car park - far below the £137,000 it had budgeted for and less than the £65,000 it costs to run and maintain.

The council's October environment committee heard that many of those using the car park were season ticket holders and would not need the new system. Of those who do , 81 per cent already pay by card.

Ringo, which was selected to replace the pay-and-display machines, adds a 20p 'convenience charge' to each transaction. The

committee said it would look at parking charges, and whether to pass the full increase on to motorists, at a later date.

Related report:

Epsom and Ewell Council answers parking complaint immediately

Hook Road Car Park, Epsom (Image Google)

### Mole Valley 'won't bend' to petitioners

The fight to protect the green gateway into a Leatherhead goes on after campaigners seeking to stop a popular park from being turned into high rises were told the council would not "bend the knee" to their petition.

Mole Valley District Council heard from residents representing the 1,500 people who joined the call to stop the "unnecessary" development at Leatherhead 's Red House Park by Bull Hill.

They argued the open space could be saved if the council instead redeveloped the raft of empty offices or unused industrial estates in the town.

The petition, discussed at the Tuesday, October 15 full meeting of Mole Valley District Council read: "This park is used by many people and also home to lots of wildlife and historical trees.

"The plans are to build high rise flats and apartments which would look unsightly. The town has barely enough space in schools, and doctors and dentists have waiting lists so understandably very concerning for local residents."

The plan, part of Transform Leatherhead, seeks to redevelop the land within the existing one-way system known as Bull Hill, including the Red House Gardens.

The council and its development partner Kier say this is to complement the retail and leisure quarters of the town.

Bull Hill is currently made up of office space, public car parks and open space.

It was originally earmarked for retail but after work to the Swan Centre and transport studies, as well as the trend away from high street shopping, the decision was made to go for a mixed development.

In October 2023 the council and Kier Property signed the legal agreements and the joint venture is now working to develop the project.

Presenting the petition, the speaker said: "If we destroy everything that makes Leathehead a destination in favour of becoming a carbon copy of London then people will leave."

Campaigners pressed for the use of alternative sites and said there was 140,000 square metres of empty office space in Leatherhead – enough for 190 two-bed family homes.

However this was quickly shot down as they were told the council was powerless to force private landowners to hand over vacant properties -and were restricted to sites identified in its local plan.

Instead they want the campaigners to work with the council to make the site the best it can be for the town – while understanding the council needs to build on the land to hit its housing targets.

Cabinet member Councillor Keira Vyvyan-Robinson (Liberal Democrat; Leatherhead North) praised the strength of feeling but said the council can only put forward sites their owners put forward for development.

She said the new local plan has put in restrictions and that developments with high rise buildings have to prove their worth, and that play and open spaces must be provided.

The council also expected the redevelopment to increase biodiversity in the town by at least 20 per cent.

Cllr Vyvyan-Robinson told the meeting she hoped residents would continue to be involved in the process as the plans continued to be revised.

Cllr Ben Wall (Liberal Democrat; Leatherhead North) dismissed fears the project would turn the town into the next Woking or Croydon. He said: "The tallest building in Croydon is 150metres tall, you can see that for miles, we're suggestion a building that's maximum 20m, you are not going to see it from Leatherhead North.

He added: "We've been talking about this for the best part of a decade, we've had countless opportunities for residents to talk to us. We are listening. Listening is not the same things as bending the knee entirely to a petition. We will listen to a petition, it doesn't mean we have to come to the same conclusion as a petition.

"Leatherhead has suffered from a chronic lack of investment for decades it's not the time to start throwing out multimillion investment and investment opportunities without fully assessing their potential benefits.

"I'm cautiously optimistic that these proposals incorporating public feedback can be successful.

"I'm not saying that we will come to a perfect solution but we can not let perfect be the enemy of good."

Cabinet member Cllr Claire Malcolmson (Liberal Democrat; Holmwoods and Beare Green) added: "We are listening these are not the final designs."

### Some Surrey boroughs get brownfield funding

Surrey councils will get nearly £2m to release disused brownfield sites to unlock desperately needed land for house building including cash to clear asbestos and transform the "heart of Camberley".

Boroughs and districts are bracing themselves for tough new Government housing targets that could see the demands to deliver new homes skyrocket.

In an effort to alleviate some of the pressures the Government has announced £68m of funding is to go directly to 54 local authorities to turn what it describes as neglected land into housing.

Two of those councils are in Surrey; Surrey Heath Borough Council is set to receive £1,480,300, with Tandridge District Council in line for £250,159.

The funding is to be used clearing empty buildings, former car parks or industrial land in order to make way for homes.

Historically it is expensive to get such sites ready for housebuilding and can sit as empty eyesores for years.

Surrey Heath Borough Council has said in a statement the funding will support its new housing development in London Road site, "near the A30 in the heart of Camberley".

It added: "The grant will be used to demolish derelict buildings on the site and safely remove asbestos from the former Allders building, clearing the way for future development."

The money is part of a three-year £180 million Brownfield Land Release Fund 2 launched in July 2022 to allow local authorities in England to build on blocked brownfield land.

Prime Minister Keir Starmer said: "From the outset we promised to get this country building again to deliver 1.5 million homes over this parliament and help tackle the housing crisis we have inherited. That is the essence of fixing the foundations and driving growth.

"I said this government is on the side of the builders, not the blockers. And I meant it. This funding for councils will see disused sites and industrial wastelands transformed into thousands of new homes in places that people want to live and work. Our brownfield-first approach will not only ramp up housebuilding but also create more jobs, deliver much-needed infrastructure, and boost economic growth across the country.

"This government is rolling up its sleeves and delivering the change the British people deserve."

Housing and planning minister Matthew Pennycook said: "The government is committed to a brownfield-first approach to housebuilding, and we have already taken steps to prioritise and fast-track building on previously used urban land through our proposals for a 'brownfield passport'.

"The funding announced today will support the delivery of thousands of new homes and boost economic growth by unlocking development on scores of abandoned, disused and neglected urban sites across the country."

Releasing brownfield land is one step in meeting the needs for housing but some councils are calling on the government to do more.

Waverley Borough Council has written to the deputy prime minister Angela Rayner over the government's wider planning

reforms, which currently would require the council to deliver 1,379 homes a year - a figure that borough leader Councillor Paul Follows called "unrealistic" and "unachievable".

He added: "The proposed standard method is fundamentally detached from the realities of local constraints, including national designations such as the Surrey Hills National Landscape. It risks undermining both the environment and community cohesion, and we urgently need a more credible, locally tailored approach."

Further concerns were raised over the role of developers in housing delivery.

Planning authorities such as Waverley have no control over the rate of housing completions.

The Allders building in Camberley will have asbestos cleared to make it suitable for housing (image Google)

# **Surrey Tories bouncing back already?**

The Conservative election turnaround in Surrey shows no sign of slowing after the party beat the Liberal Democrats, Labour and independents to take two more seats at the October 2024 by-elections.

Voters in Elmbridge backed the Tories in both seats contested on Thursday, October 10 - holding on to Weybridge and winning Hersham Village.

The polls were called following the death of former Conservative councillor and "community champion" Charu Sood, who died after a cancer battle in August, and the resignation of Chester Chandler.

The two victories build on other Tory wins in Surrey with the party winning in Waverley Borough Council following a huge 19 per cent swing and victory in Runnymede where they doubled Labour's vote share.

The wins have left the Conservative group leader on Elmbridge Borough Council in buoyant mood and talking up the possibility of going into coalition with the residents groups to offer "a better approach".

Councillor John Cop said: "We're back, after a couple of difficult years it's amazing to see the council group grow again.

"I think it was a combination of two factors.

"Firstly there was a very clear rejection on the door of what the Liberal Democrat council has done.

"The Hersham community has been treated really poorly.

"There's been the closure of the community centres, still not fully reopen and there was a lot of concern around high rise buildings going up on the town centre—and the council not getting a local plan in place leaving us open to development.

"Secondly. there was a real anger at the new Labour government, winter fuel coming in, and talking down the economy, I think that was why we saw such a dramatic turnaround."

Elections in Elmbridge take place every year, with the fourth year left free for the county council ballot.

The Conservatives had not won in Hersham since 2021. Cllr Cope put the reversal in fortune down to the popularity of their candidate whom he dubbed "Mr Hersham" '

In Weybridge, the party held on to narrowly hold the seat, in what was their first victory there since 2022.

The new council now comprises 21 Liberal Democrats, easily the largest party, 13 Residents Associations Group members, 11 Conservatives, two Hinchley Wood RAG and one independent.

It leaves the door open for a change of control at the top should the residents associations go into coalition with the Conservatives, something Cllr Cope said he would look to do.

Cllr Cope said: "We would welcome going into coalition with the residents associations and change the council for the better.

"I would be more than happy to talk to the residents' associations to see if they would prefer a different approach."

#### Weybridge St Georges Hill results in full

- Colin McFarlane: Conservative Party 608 votes, 46.0 per cent (Elected)
- Andrew Kelly: Weybridge and St George's Independents 598 votes, 45.2 per cent

■ Brittany Johansson, Green Party, 116 votes 8.8 per cent

Turnout 19.7 per cent

#### Hersham Village

- John O'Reilly. Conservative Party 1029 votes 55.4 per cent (Elected)
- Vasha Khodiyar, Liberal Democrats 736 votes 39.6 per cent
- Francis Eldergill. Labour Party 94 votes 5.1 per cent

Turnout 27.1 per cent

 $Newly\ elected\ Elmbridge\ Borough\ Councillor\ Colin\ McFarlane\ and\ John\ O'Reilly\ (image\ John\ Cope)$ 

## Fly-tippers force closure of Surrey recycling centre

A Surrey recycling site will permanently close due to persistent fly-tipping at the site.

The Mound car park in Tattenham Corner has been repeatedly hit by high levels of dumped rubbish, despite CCTV cameras being installed at the site Reigate and Banstead Borough Council has said.

The centre's final day will be October 17.

Councillor Hannah Avery, executive member for neighbourhood services said: "When fly-tipping at one of our recycling sites blights the local area and prevents us from recycling all the waste that we can, it is doing more harm than good.

"It reduces the environmental benefits, increases the financial costs of waste disposal and takes our Cleansing team away from other work to keep the borough clean.

"I want to thank the majority of residents who are recycling their waste responsibly and especially those that are going the extra mile to arrange local clean ups.

"I want it to be easy for Reigate and Banstead residents to recycle as much of their household waste as possible, but I also want them to be confident that their recycling gets recycled properly and has a positive environmental impact."

All collection bins with the exception of the clothes banks will be removed with the vacant space turned over for car parking.

According to the council, its recycling sites can be magnets for large amounts of non-recyclable fly-tipped rubbish – a quarter of all reported tips last year were at the Tattenham Corner site.

Overall the council says it clears 300 van-loads of dumped waste from The Mound each year.

A spokesperson for the council said that in an effort to stem the flow they used mobile CCTV and issued 16 fixed penalties for fly-tipping and a further 12 for littering at the site so far this year since, while in March new signs informed visitors that ongoing misuse could lead to the facility being closed without further notice.

It did not reduce the number of fly-tips – including from both commercial and trade waste.

The spokesperson added: "The council estimates around 70 per cent of the dumped waste is made up of items that cannot be recycled, which contaminates the recyclable waste that people are disposing of responsibly.

"As a result, the Tattenham Corner recycling site, which is on Royal Drive, will close permanently on Thursday. October 17.

"The Mound car park will close for one day on October 21 to allow for the creation of additional car parking spaces."

Image: Royal Drive Tattenham Corner Fly-tipping (RBBC)

## **Surrey Cop demoted for racist texts**

A Surrey Police sergeant who shared racist texts and a video of a man attempting to take his own life has been stripped of his rank - but will continue on active front line duties.

Daniel Hebborn admitted to sending a series of Whatsapp messages to friends in 2019 and 2020 which included a video which showed a man attempting to take his own life by jumping from a high rise building. The video showed the male with "devastating injuries" on the floor, a police misconduct panel heard.

During the two-day police misconduct hearing this September, the former sergeant accepted the messages were inappropriate, breached of the standards of authority, respect and courtesy. The panel said his behaviour had the "obvious potential to cause serious harm to the reputational standing of the Surrey Police and national policing in general and undermine public confidence".

The messages also included an image deemed an "inappropriate racist joke" showing a photo of an elderly black man with his arm around the shoulders of an elderly white man with the accompanying title 'is this a mugging?. In a separate message, the officer was asked whether he "beat a guy like you did when you arrested him for littering" to which the officer responded "he was white".

He also shared an image of an empty articulated lorry trailer with the heading "Trailer for sale, serious offers only, sleeps 39 people", followed by "Guess my favourite restaurant will be short staffed again too".

Hebborn continued to serve as a sergeant with Surrey Police in the years between sending the racist messages and the conduct hearing.

The report read: "There was some concern that the 'banter' contained in the WhatsApp messages may have extended beyond the private group and into his position as a sergeant and role model to those in his team or station. based on comments made in his own submitted character references including; "Dan's sense of humour is best described as pushing boundaries that are deliberately controversial but always intended as a joke".

The panel determined that the multiple breaches of the Standards as admitted, amounted to gross misconduct and were arguably so serious as to justify dismissal. However Hebborn avoided being sacked and was instead given a final warning and reduced to the rank of constable.

The report reads: "A clear message had to be given that where an officer behaved in a way demonstrated by the conduct in this case, such conduct was not tolerated within the police service. There was a strong need to build and maintain public trust in the police."

The report added that action had to be taken in order to maintain public confidence and respect especially when it came to the police "tackling issues of racism within their forces."

Head of professional standards, Chief Superintendent Andy Rundle, said; "Surrey Police expects a high level of professionalism from our officers and staff and we will take action when these standards are not met.

"The hearing heard that former PS Dan Hebborn had admitted to the offensive and inappropriate messages and shown significant remorse for his actions. Due to their historic, non-work-related nature, as well as his previous record of service, on this occasion the panel has determined that reducing his rank to PC is an appropriate course of action.

"This decision carries a financial impact as well as potentially impacting any transfer request and future career development. Surrey Police is committed to being an anti-racist organisation, where all forms of discrimination are entirely unacceptable. We place immense value on serving and protecting all our communities with fairness and respect as well as ensuring those who work within our Force enjoy a sense of belonging and respect from their colleagues.

"Earlier this year, we shared our anti-racism statement across the organisation. Our expectation is that all officers, staff, and volunteers uphold the commitments outlined in this statement to challenge injustice and uphold anti-racist principles. We are developing training to deliver to officers and staff that will support the knowledge, skills and behaviours needed to ensure respect for all in the service we deliver. In September, we began a series of training sessions that all leaders are required to attend which include a focus on race equality and guidance on how to ensure an inclusive team environment."

Surrey Police ethics print on wall at Mount Browne HQ. (Credit: Emily Dalton/LDRS)

# Hampton's Jolly Boatman has more to be jolly about

Hampton Court and its historic views will be forever changed after the secretary of state approved controversial Jolly Boatman plans to build 97 homes together with an 84 bed hotel and restaurant on the banks of the River Thames.

The landmark ruling on the long-running saga was confirmed this week when Lisa Nandy, Secretary of State for the Department for Culture, Media and Sport published her formal decision on Friday, September 27.

The decision comes as welcome for developers who have been battling to regenerate the area around Hampton Court station but is a slap in the face to the campaigners who have fought for decades to stop it.

It comes at the end of a nine week consultation that ran between April and June this year in call for new evidence.

The majority of responses focused on the impact the huge development would have on Hampton Court Palace and surrounding area given its cultural status.

However, much of the evidence presented had already been considered during an earlier planning appeal when inspectors overturned Elmbridge Borough Council decision 2022 and green lit the development, Mrs Nandy said.

Instead the focus on the government's decision related to changes in planning law and the listed statuses of Cigarette Island Park and the Coal Office – as well as arguments over maximum heights of buildings on railway land.

Issuing her decision, the Secretary of State for the Department for Culture, Media and Sport said she gave "consent to build the residential-led mixed use scheme on land around Hampton Court Station, specifically the former Jolly Boatman and land adjoining Hampton Court Station, Hampton Court Way, the Western part of Cigarette Island, east of Jolly Boatman and Hampton Court Station site."

She said that since the apeal, Elmbridge Borough Council's supply of deliverable housing had declined, and failure to proceed with the site would be make the problem worse

The government also considered the council's local heritage listing of the land opposite the palace was not a sufficient reason to not approve the development and plans.

The former Jolly Boatman site is next to the River Thames and overlooks the palace.

Elmbridge Borough Council rejected the original application which received more than 1,800 objections due to "excessive height and bulk" and "harm to numerous heritage assets".

However, its decision was challenged and overturned after the planning inspector ruled it fit with surroundings while the hotel, retail units and riverside restaurant would improve the experience for those using the station to visit the palace.

The inspector added that the plans would also support the rest of the town.

Related reports:

Doubtful Henry VIII would have permitted

### Dorking refurb: "it's behind you"!

Dorking's "sleeping beauty" will wake up in time for the busy panto season - it has been confirmed.

Dorking Halls closed in June 2024 for refurbishment work that could cost up to £11 million – with the initial focus on replacing the 1930s plaster ceiling in its grand hall as well as much needed mechanical and electrical work.

Mole Valley District Council this week confirmed work was on schedule and Dorking's flagship theatre is on track to welcome the public through its doors from Monday, December 9.

Councillor Nick Wright, cabinet member for leisure and tourism said: "The pantomime is Sleeping Beauty and I like to think of Dorking Halls as a sleeping beauty that will wake up on December 9."

With the first stage of work set for completion, the council cabinet agreed on Tuesday, September 24, to release the remaining £6.1m needed to complete phase 2, set to take place next summer.

Cllr Margaret Cooksey (Liberal Democrats; Dorking South), said: "It's really exciting that we have a date.

"There is a program and everybody is going to be welcomed back into our favourite venue and it won't be how we have been used to it.

It will take some time to get the hang of it, but it's an exciting prospect."

In addition to the new ceiling, quests will notice enlarged toilet provision, a draft lobby and new fire alarms.

Next year's work will mostly consist of replacing electrical and mechanical installations that are near the end of their useful life.

The meeting heard that new seating, bigger bars and improved accessibility remained a pipe dream for the foreseeable future unless new revenue streams or grants are found.

Instead, the work has been to ensure Dorking Halls continues to meet health and safety standards, with improved visitor comfort and better energy efficiency "while meeting the changing technical requirements for future shows and events".

Cllr Wright added: "Dorking Halls is a tremendously important part of Mole Valley's community life.

"It not only serves as a key cultural and arts hub, but also provides opportunities for residents and visitors to gather and celebrate local, British and International talent.

"This beautiful art-deco building, which has served us for so many years, has reached a point where significant investment is needed to continue its community mission.

"I'm pleased that the proposed budget has been approved by Cabinet, and the important upgrades to the building can continue to move forward."

Shows that had been scheduled to be held at Dorking Halls were shifted to Leatherhead Theatre, the Green Room Theatre and Pippbrook House.

Dorking Halls (image Google)