Land at West Park Hospital

This is the sixth of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 19th March. We do not intend to state any support or opposition but may ask some questions.

The plan is for residential development, comprising:

- approximately 150 dwellings
- A target of 5% of homes to be provided through the provision of serviced plots of land for self-build and/or custom-build homes
- Floorspace to support NHS services (if required)

The reasons given include:

The site will contribute towards meeting the need for housing in the borough.

The site comprises of two parcels north and south of existing West Park Hospital residential area. The areas are currently previously developed land within the Green Belt, consisting of buildings that are currently in use as part of the original West Park Hospital operation which are no longer fit for purpose.

The site lies adjacent to existing residential creating a suitable context for residential development and lowering the risk of adverse landscape impacts.

When will the site be developed?

It expected that a planning application will be submitted in the early part of the plan period with development likely to start by 2027.

Site Constraints and mitigation

- Northern parcel is adjacent West Park Conservation Area and Southern parcel is within the Conservation Area therefore any proposal should ensure it is sensitively designed to reflect the parkland setting
- Maximise the linkages between the site and surrounding area; and provide opportunities for walking and cycling.
- Development should not adversely affect the Protected Trees within and on the boundaries of the of the site.
- Work with the topography of the site to ensure that visual impacts of development are minimised.
- Development proposal to focus the built form to the north of the site to preserve the undeveloped (open) land to the south.
- Any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.

The NHS may require the provision of some floorspace for healthcare needs, however there is currently no certainty as to whether there will be a need for such floorspace.

 ${\tt Epsom~\&~Ewell~Borough~Council~Draft~Local~Plan.~Details~how~to~submit~your~views.}$

The BIG plans for Epsom and Ewell - reports on Hook Road Car Park and SGN site plan.

The Epsom and Ewell Town Hall plan

Ashley Avenue

A new Town Hall for Epsom and Ewell?

Depot Road plans

Local Plan battle heating up? and other related reports.

The really BIG one: Horton Farm

This is the fifth of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 19th March. We do not intend to state any support or opposition but may ask some questions.

This near 100 acre site is a farm, a riding school and "open space" and the plan is to build 1500 + "zero carbon" dwellings on the site.

- A target of 5% of homes to be provided through the provision of serviced plots of land for self-build and/or custombuild homes
- A minimum of 10 serviced gypsy and traveller pitches
- Public open space
- Green corridor / habitat enhancements



And the reasons given for the plan include:

The site will contribute towards meeting the need for housing in the borough, including making a significant contribution towards the delivery of affordable housing and in meeting the needs of the boroughs Gypsy and Traveller population to create a new community.

The site has well defined boundaries and lies adjacent to existing residential areas, creating a suitable context for residential development and lowering the risk of adverse landscape impacts. The site is also located close to local services and facilities and to bus and rail transport connections. Vehicular access can be achieved without detriment to the character of the local area.

[Epsom and Ewell Times notes that it is also adjacent to the 5 acre Horton Cemetery where 9000 bodies are buried. See www.hortoncemetery.org for details.]

When will the site be developed?

The site is expected to be developed from 2028/29.

The planners note a number of issues:

- The majority of the site is bordered by existing residential areas. New access points should maximise the opportunities for improved connectivity and linkages in and around the area, in particular for walking and cycling.
- Development should not adversely affect any protected trees within and on the boundaries of the site.
- The design of development would need to minimise impacts on the Site of Nature Conservation Importance (SNCI) located to the north-west of the site.
- Any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.

- Development should work with the topography of the site to ensure that visual impacts of development are minimised.
- Horton Farm House is a listed building in the south-east of the site. Therefore, sympathetic design is required.

The development of the site will require: New highways access to the West and East and Improved pedestrian and cycle infrastructure.

Epsom and Ewell Times can report Horton Farm is owned by The Church Commissioners and is leased to a farmer who has farmed the area for many years. The Council state that a developer has an option on the land.

Related reports:

The BIG plans for Epsom and Ewell - reports on Hook Road Car Park and SGN site plan.

A new Town Hall for Epsom and Ewell?

Ashley Avenue

West Park

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

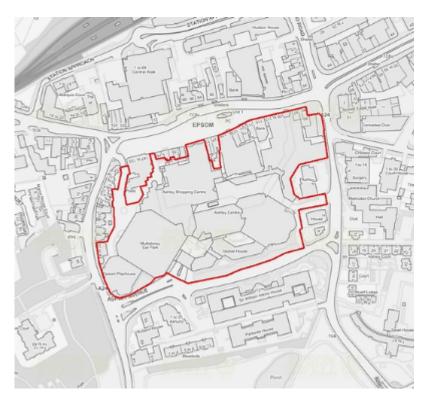
Local Plan battle heating up? and other related reports.

Ashley Centre and Global House plan

This is the fourth of eight reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.

The plan for this 3.19 hectare site (nearly 8 acres) that presently consists of a shopping mall, a multi-storey car park and offices to the rear is for a mixed use development, comprising:

- The retention and refurbishment of the Ashley Centre
- The redevelopment of Global House to provide at least 70 homes
- Building heights between 5-8 storeys
- Retention of the Playhouse
- Maintaining existing planting and green verge along Ashley Avenue
- Retention of the Multi Storey Public Car Park



Reasons given for the plans include:

There is the opportunity for the comprehensive refurbishment of the Ashley Centre, the shopping centre in Epsom Town Centre. The redevelopment of Global House to the south of the site alongside the refurbishment of the Ashley Centre offers the potential for an upgraded retail environment, improved facilities, and a better utilised site, with the provision of housing.

The site provides an opportunity to make more efficient use of land in a highly sustainable location. The Ashely Centre makes a valuable contribution towards the town centres retail offer and the council wishes to encourage the refurbishment of the centre to attract new tenants and maintain its vitality and viability. The redevelopment of Global House to provide additional housing will make a valuable contribution towards meeting housing needs. The successful regeneration of this site will attract new residents and businesses to the town centre.

When will the site be developed?

The council expects that a planning application will be submitted in the early part of the plan period. The development of new housing is expected to start in 2027.

The Draft Local Plan document notes:

- The site adjoins the Town Centre Conservation Area and several Listed buildings. Therefore, sympathetic design is required.
- The site is within Area of High Archaeological potential, therefore this need to be investigated.
- The site includes a well used multistorey car park that serves the town centre and may be required to be re-provided.
 This will need to be investigated.
- The site will likely need to continue operating throughout any construction stage(s), development will need to be carefully phased, and retail use, parking, servicing issues carefully coordinated.
- Potential ground contamination to be investigated and adequately mitigated for residential development
- Potential to improve pedestrian and cycle connectivity including from the site to the town centre

Related reports:

The BIG plans for Epsom and Ewell - reports on Hook Road Car Park and SGN site plan.

A new Town Hall for Epsom and Ewell?

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

Local Plan battle heating up? and other related reports.

Depot Road plans

The Epsom and Ewell Town Hall plan

Interview with Epsom and Ewell BC's new CEO

The post of Chief Executive Officer of Epsom and Ewell Borough Council, previously known as "Town Clerk", has been occupied by Douglas Grimes for 11 years (1973 - 1984), David Smith for 23 years (1986 - 2009), Frances Rutter for 8 years (2009 - 2017) and Kathryn Beldon for 5 years (2017 - 6th June 2022). Then Jackie King took the reins as interim CEO until her appointment as permanent CEO was confirmed by the Full Council on 14th February. In an exclusive interview with the Epsom and Ewell Times we introduce Jackie King to the wider public.

E&ET: Where were you born?

JK: I was born in Battersea and moved to Croydon at the age of five, when it was still part of Surrey, and have lived in the County since then.

E&ET: What secondary school and if applicable university did you go to?

JK: Archbishop Lanfranc in Croydon, then I obtained my professional qualification at the London South Bank university.

E&ET: Do you have ties to Epsom and Ewell?

JK: I have lived in Epsom for nearly 30 years and my mother is a resident in a care home here.

E&ET: Which other councils have you worked for?

JK: Tandridge District Council and before that Surrey Police - so a long career in the public sector.

E&ET: What has been your specialism in local government?

JK: Value for Money, Governance and Workforce transformation.

E&ET: What are the biggest challenges facing EEBC in the next 2 years?

JK: In common with other councils the financial challenges are significant, the cost of living crisis continues to impact on our residents and businesses, reduction and prevention in our homeless, plus we have our local plan out to consultation currently which, for one thing, is critical to us addressing the need for affordable housing across the borough.

E&ET: How many hours do you find your self working on average per week since you became acting CEO and now permanent CEO of EEBC?

JK: I have a 36 hour per week contract but my working pattern and number of hours worked tends to be dictated by the needs of the business.

E&ET: How do you relax? What are your hobbies?

JK: I am very fortunate to live in a borough with so many beautiful open spaces and I have always loved to walk my dogs around them when I have had them. In the Summer I love my garden and I also have a craft room at home which allows me to be creative and switch off completely.

E&ET: Thank you very much. We hope you enjoy your role and work in the years to come.

JK: My pleasure.

Related reports:

Epsom and Ewell Council raises tax 2.99% Continuity in a time of change

Depot Road plans

This is the third of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.

Depot Road and Upper High Street

In a somewhat short description provided the plan is for residential development, comprising:

- At least 100 new homes
- The reprovision of public parking by the provision of a decked car park including 1x basement level and 4x above ground levels on Depot Road.
- New access road
- Building heights ranging between 2 and 4 storeys

And the reasons given are there is an opportunity to make more efficient use of well-located town centre land by re-providing car parking in a decked structure, releasing land for new homes.

Its successful regeneration will attract new residents and businesses to the town centre.

When will the site be developed?

It is expected that a planning application will be submitted for the comprehensive redevelopment of the main site in the early part of the plan period with development likely to start by 2027.

Possible obstacles include:

- The site lies adjacent to Church Street and Epsom Town Centre Conservation Areas. It is also in the vicinity of several listed buildings. Therefore, sympathetic design is required.
- Some of the trees within and very near site are protected by Tree Preservation Orders.
- The site is within an Area of High Archaeological potential.
- Potential to improve pedestrian and cycle connectivity including from the site to the town centre.
- Any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.

Council Officers will be available to speak to you in person at the following places

- Tuesday 21 February 14:30 19:30, Bourne Hall, Azalea room
- Wednesday 22 February 10:30 15:30, Community & Wellbeing Centre, Sefton Road
- Saturday 25 February 11:00 16:00, Ashley Centre, Central Square
- Tuesday 28 February 10:30 15:30, Community & Wellbeing Centre, Sefton Road

Related reports:

The BIG plans for Epsom and Ewell - reports on Hook Road Car Park and SGN site plan.

The Epsom and Ewell Town Hall plan

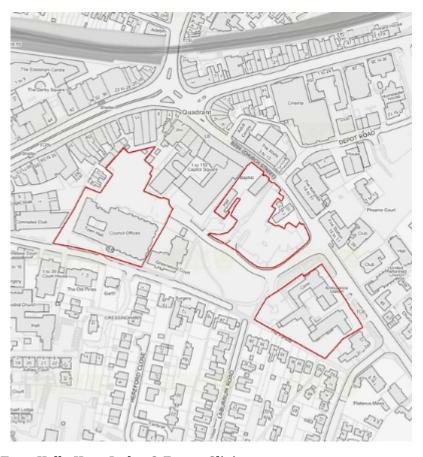
A new Town Hall for Epsom and Ewell?

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

Local Plan battle heating up? and other related reports.

The Epsom and Ewell Town Hall plan

This is the second of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.



Town Hall , Hope Lodge & Epsom Clinic

The Town Hall and Hope Lodge Car Park is owned by Epsom and Ewell Borough Council and is being promoted for development. The Epsom Clinic and parking lot to the rear is owned and being promoted for development by NHS Property Services, while the former Epsom Police Station and Ambulance Station is under private ownership

The plan is for a residential development, comprising:

- A new residential area focussed around Dulshot Green
- At least 90 new homes
- The total redevelopment of Town Hall, Hope Lodge Car Park and Epsom Clinic
- Building heights ranging between 2 and 4 storeys
- The reprovision of some public parking on the Town Hall site

The reasons given are that the sites provide the opportunity of making a more efficient use of land in a highly sustainable location that is currently underutilised. Its successful regeneration will attract new residents and businesses to the town centre.

When will the site be developed?

It expected that the redevelopment of the area will involve several planning applications based on a comprehensive scheme for the whole area. Planning applications are likely to be submitted early in the plan period with development likely to start by 2028.

Council Officers will be available to speak to you in person at the following places

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The BIG plans for Epsom and Ewell

Starting today and the next EIGHT days **The Epsom and Ewell Times** will publish details of each of the NINE BIG plans for Epsom and Ewell. These plans are proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.

Hook Road Car Park and SGN Site

This near 12 acres site comprises a public car park, retail units, an education establishment and a utilities site containing redundant gas holders.



The site is to be allocated for a comprehensive residential led mixed use development, comprising:

- At least 640 new homes
- Student Accommodation (potential for about 400 student rooms)
- Mixed use ground floor active frontages accommodating space for office, retail and creative start-ups
- Performing Arts Centre
- Café
- Building heights ranging between 2 and 7 storeys
- Two-level podium parking (i.e., parking underneath a building) with smart technology solution allowing different users to access spaces at different times of the day/evening
- Provision of a new public square adjacent to the leisure centre entrance
- A neighbourhood park in the heart of the development with direct connection to the existing Public Rights of Way

network

- Relocated SGN (the gas company formerly known as Scotia Gas Networks) infrastructure
- Improved public realm and connectivity within the site and to adjoining areas

The reasons for the plans are to regenerate this brownfield site in a highly sustainable location that is currently unattractive and under-utilised. Its successful regeneration is important for the success and attractiveness of the town centre.

There is the opportunity to redevelop the site into a prominent, high-density, mixed-use development, which would result in an improved, attractive and better utilised environment to the eastern gateway of the town centre. New development would offer the opportunity for a better connected and rejuvenated area that would attract new residents and businesses to Epsom Town Centre.

When will the site be developed?

It is expected that a planning application will be submitted for the comprehensive redevelopment of the main site in the early part of the plan period with development likely to start by 2029.

Council Officers will be available to speak to you in person at the following places

- Tuesday 21 February 14:30 19:30, Bourne Hall, Azalea room
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- Saturday 25 February 11:00 16:00, Ashley Centre, Central Square
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Related reports:

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

Local Plan battle heating up? and other related reports.

Epsom rail crossing fatal accident lessons

In the afternoon of 21st April 2022, a pedestrian was struck and fatally injured by an out-of-service passenger train at Lady Howard footpath and bridleway crossing on Epsom Common. The pedestrian, who was walking on the crossing with a dog and pushing a wheeled trolley bag, started to cross the railway tracks shortly after a train had passed. She was struck by a second train, which was travelling in the opposite direction to the first. The driver of the train involved in the accident sounded the train's horn on seeing the pedestrian on the crossing. The pedestrian responded by hurrying forwards towards the exit of the crossing, but was unable to get clear of the path of the train in time to avoid being struck.



The Rail Accident Investigation Board (RAIB) carried out an investigation and has just issued its report and findings.

The investigation found that the pedestrian was apparently unaware that the second train was approaching when she made the decision to cross; there is no evidence that she was aware of it and/or had misjudged the time available to cross. This was because, although the pedestrian looked twice in the direction of the second train before starting to cross, the front of this second train was hidden behind the first train, which was moving away on the line nearest to her. RAIB also found it was possible that the pedestrian did not perceive the risk arising from the possibility that the first train was hiding another approaching train.

A probable underlying factor was that Network Rail had not provided any effective additional risk mitigation at the crossing, despite having previously deemed the risk to users to be unacceptable. Network Rail had planned to install miniature stop lights at the crossing, but complexities with the technology required at this location meant that this solution was not ready for implementation before the accident occurred. There is little evidence that Network Rail considered effective options to mitigate the risk on an interim basis while this solution was progressed, although they fitted additional warning signs for users and a camera to monitor crossing use.

Recommendations

As a result of this investigation, RAIB has made two recommendations, both to Network Rail. The first is intended to address the risk to pedestrians at crossings of this type arising from a second approaching train being hidden from view by another train. The second recommendation concerns the implementation of appropriate interim risk mitigations at level crossings that are awaiting long-term solutions.

Epsom and Ewell Council raises tax 2.99%

Epsom and Ewell's Council tax is to be increased by 2.99% for 2023/2024. At a meeting of the Full Council last night the budget for 2023/2024 was approved.

Chair of the Strategy and Resources Committee, Cllr **Neil Dallen** (RA Town Ward) proposed the budget with a wide-ranging speech. The Residents' Association led Borough Council was succeeding in balancing the budget despite many challenges. He made a number of points including:

1. The Government's "disastrous mini-budget" of September 2022 that led to increases in interest rates.

- 2. The increase in home-working of Council staff arising from Co-Vid.
- 3. The frequency of resignations of senior staff.
- 4. The "meddling" of Surrey County Council. The failure to consult over the abolition of Local Committees (a forum that brought County and Borough representatives together), the decisions to bring back to County parking enforcement and verge cutting etc.
- 5. The invasion of Ukraine and increase in energy bills.
- 6. Negative rate support grant meaning Epsom and Ewell Council pays central Government not the other way around.
- 7. The lack of Surrey police resources to patrol Epsom and Ewell.
- 8. The challenge of homelessness "over which we have no control".
- 9. The unqualified audit acceptance of the last budget.
- 10. The success of the Council owned Epsom Playhouse's pantomime season.
- 11. The success of the Council's recycling programmes.
- 12. The Council's support for Epsom's Business Improvement District company.
- 13. The work done in bringing the draft Local Plan to its consultation stage.

He explained: "The council would be spending £29.5million in the coming year, with £7.4m of the borough's £28.8m income coming from council tax.

He said that the Council was now entering a phase of stability and he referred to the preceding item on the meeting's agenda that approved the permanent appointment of **Jackie King** as Chief Executive Officer of the Council. On that earlier item there was some controversy when Cllr **Debbie Monskfield** (Labour – Court Ward) asked how Councillors could vote to approve a new pay scale when the figures were not apparent? It was stated that senior staff, including the new CEO, were to get pay rises up to possibly 17% compared with the 3% for other staff. The new pay rates were nevertheless approved.

In reply to the budget speech Leader of the Opposition Cllr **Kate Chinn** (Labour – Court Ward) opposed an increase in Council Tax at this time of crisis for the many who have to "choose between heating or eating." "Residents who lie awake at night wondering how they can possibly pay their bills, their rents or mortgage and their increased council tax." She accused the ruling RA Group of "Wanting to keep their precious venues forever the same. Bourne Hall must provide the most subsidised Zumba classes in the country."

She suggested there were other ways to raise revenue and save money. Community driven litter picking with free skips reducing the expense of dealing with fly-tipping. Not to provide free pre-Christmas parking again. The amalgamation of backroom services with other Councils. Reducing homelessness.

Later Cllr **Eber Kington** (RA Ewell Court) fired back at Labour stating that years in a row Labour had objected to increases in Council tax and if they had had their way cumulatively the losses would be millions. **Jan Mason** (RA Ruxley) chipped in "Who would want to live in Croydon where isn't it Labour who have ruled it for ages and their taxes are increasing by how much?"

Cllr **David Gulland** (Lib Dem - College) said that he supported the increase in Council Tax but would vote against the budget as it failed to address two significant failures of the Residents' Association led Council. Firstly, the failure to adequately address the nuisance going on at the Chalk Pit waste site. Was Epsom to become "skip-city"? he asked. Secondly, the failure to inform Councillors of the adverse findings of both the Local Government Ombudsman and the Information Commissioner in relation to the complaints of a resident. He didn't like the overall direction of the RA.

23 Residents' Association Councillors voted in favour of the budget and increase in Epsom and Ewell's Council tax. The 3 Labour and 2 Liberal Democrat councillors voted against and there was one abstention. The single Conservative Councillor, **Bernie Muir**, (Stamford Ward) was not present.

Epsom and Ewell's Council Tax Bands are as follows:

Band	2022/2023	Increase	Amount	Annual 2023/2024
A	£1,423.45	2.99%	£42.56	£1,466.01
В	£1,660.69	2.99%	£49.65	£1,710.34
С	£1,897.93	2.99%	£56.75	£1,954.68
D	£2,135.17	2.99%	£63.84	£2,199.01
E	£2,609.65	2.99%	£78.03	£2,687.68
F	£3,084.13	2.99%	£92.22	£3,176.35
G	£3,558.62	2.99%	£106.40	£3,665.02
Н	£4,270.34	2.99%	£127.68	£4,398.02

Related reports:

Surrey County Council sets 23/24 budget

Surrey County Council proposes 2023/24 budget

Senior local Councillor slams Surrey's budget consultation

Budget Report: More council tax for Epsom and Ewell re 2022/2023 budget

A new Town Hall for Epsom and Ewell?

Is the Town Hall Parade over? For some 90 years the residents of Epsom and Ewell have been accustomed to visiting the local council in the Town Hall in The Parade, Epsom. The building has not been maintained sufficiently and to bring it to a proper standard, including modern energy efficiency standards, would cost many millions of pounds.

In a move that seeks to "kill two birds with one stone" the Council intend to sell the Town Hall in the Parade permitting it to be converted to housing and move into the Council owned and vacant Number 70, East Street, Epsom. Helping to meet housing targets and saving Council money and raising capital.

It was indicated that the Surrey Police office in the Town Hall would move with the Council.

A sum of £25,000 was approved at last night's Full Council meeting to study the option further. **Jan Mason** (RA Ruxley Ward) spoke from her heart in objecting to the move. She said The Town Hall in The Parade was "treasured". However, hers was a lone voice as the decision was overwhelmingly carried.