EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

12th November 2026

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Surrey support for the “financially challenged”

31 October 2024



Surrey County Council welcomes the extension by government of the Household Support Fund in this year’s Autumn Statement, after 86,000 Surrey households were supported by the fund last year.

In addition to the Household Support fund this autumn and winter, the council will continue to support residents with financial help, support and information. The council has, alongside partners, established a priority focus on 21 key neighbourhoods identified as having the highest levels of disadvantage, aligning with the organisation’s aim to enable as many people as possible to access the right support.

Councillor Mark Nuti, Cabinet Member for Health, Wellbeing and Public Health said: *“We recognise times are still financially challenging for both Surrey residents and local government. As an organisation we commit to do the best we can with the resources we have available to us – working with system-wide partners across Surrey to ensure No One Is Left Behind. We therefore welcome the continuing support the Household Fund provides us to help Surrey’s most vulnerable residents and organisations such as SGN who have once again supported us with funding.”*

Other support available to residents includes:

- Continued provision of the **Surrey Crisis Fund**. Thanks to funding from SGN, the council is able to offer the continued provision of the Surrey Crisis Fund. The Surrey Crisis Fund provides financial help to Surrey residents who have nowhere else to turn in an emergency or following a disaster. It also can provide assistance to set up a home in the community where no other funds or resources are available.
- **Warm Welcomes** launch again in November across the county as places where residents can enjoy a safe, warm, friendly environment to have a hot drink, read a book, socialise with others and receive energy saving information and advice.
- Surrey County Council have been working with **Citizens Advice** who can provide free advice and support on benefits, housing, debt and a range of other problems that people might be experiencing.
- The online **Financial, Welfare and Health and Wellbeing Hub** has been updated with the all the latest information to help with everyday living expenses **surreycc.gov.uk/welfare.**
- Free online **Energy Advice Tool** for information and advice on a range of topics including debt relief grants and fuel vouchers.
- Surrey County Council is working in partnership with FurbNow to launch a Home Energy Improvement ‘One-Stop Shop’ offering **subsidised ‘Home Energy Plans**’ and hassle-free energy saving measure installations.
- Continue to work closely with the **Voluntary Community Social Enterprise** sector to ensure the right support gets to Surrey’s most vulnerable residents.
- 52 **Libraries** across Surrey continue to provide face-to-face support in communities for those who may be struggling. Providing a space to meet others, offering free Wi-Fi, access to computers, digital upskilling, volunteers who can help with digital support.
- Surrey Fire and Rescue Service **Safe and Well** visits out in the community often identify vulnerable residents and where they think appropriate, they can provide winter essentials, heaters, fuel vouchers and electric blankets thanks to our partnership with SGN.
- Working with the Surrey Coalition of Disabled People to provide a number of cost-of-living initiatives to support disabled residents with rising energy bills.
- In October, as part of the organisation’s ongoing priority of ensuring No One Is Left Behind, Surrey County Council signed the Good Company’s End Poverty Pledge – **Surrey County Council signs the End Poverty Pledge | Surrey News**

The Community Helpline is also available to talk to someone to help residents check that they are getting all the financial support they are entitled to and maximising their income. The Community Helpline is available on **0300 200 1008** 9am to 5pm Monday to Friday except bank holidays.

Photo by Timur Weber

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Epsom politician backs UK nuclear deterrent

31 October 2024



Epsom & Ewell's LibDem prospective Parliamentary candidate and former Army Captain **Helen Maguire** supports a permanent at sea UK nuclear deterrent. Making a Party conference maiden speech in York she said that while LibDems supported a nuclear free world, the current actions by Vladimir Putin in Ukraine meant that the LibDems position had to change. She said:

"When we last considered the situation (in 2017), the world was in a very different place – there was war but there hadn't been the veiled threats around the use of nuclear weapons nor the potential for World War Three".

"We have now entered an age when a nation, Russia, believes it's ok to invade another country – completely defying the rule of International Law. It's not just Russia, in this volatile age, there are other countries whose intentions we don't yet fully understand – China.

"We want to deter any country/group/enemy from ever considering invading/attacking the UK. It sends a powerful message to those who would do us harm- don't you dare try!

"If we continued the course of medium responsiveness with no continuous deployment then this wouldn't achieve our mission to protect the UK. This would leave us exposed to very real threats and it would weaken our credibility amongst our allies.

"The continuous at sea deterrent provides a 24/7 365 days a year effective defence mechanism for the UK and we need it NOW more than ever before," said Helen Maguire.

The Liberal Democrat's York conference motion to maintain the current UK defence strategy of continuous at-sea deterrence was then passed by the delegates.

Public meeting on Local Plan dominated by greenbelters.

31 October 2024



Monday 13th March 243 members of the public attended a packed meeting to debate the draft Local Plan issued by Epsom and Ewell Borough Council. 85 more logged in online. Cllr. **Alex Coley** (RA Ruxley Ward) Chair of the Community and Wellbeing Committee opened proceedings with an explanation of the housing needs in the Borough. He was followed by Cllr **Steven McCormick** (RA Woodcote Ward), Chair of the Licensing Planning and Policy Committee (LPP) of the Council that passed the draft Local Plan to go to public consultation. (The consultation at this stage closes on 19th March.) He stated why the Council is bound by housing targets set by The Government. He urged residents to have their say by responding to the consultation. See HOW TO RESPOND on our pages.

Photo: Cllr McCormick addresses public meeting convened by Epsom and Ewell Times. Credit Ellie Ames.

Tim Murphy, a retired chartered town planner and chair of the South-East Council for the Protection of Rural England was on the speaker panel. He lambasted the central Government's creation of the housing targets but did not demur from their binding effect on local authorities. Chair of Epsom Civic Society and environmental and planning law expert **Margaret Hollins** reminded the audience that the Local Plan is not just about housing. Employment, business and transport are also its concerns. She disagreed with Mr Murphy on the wisdom of a pause to the Local Plan process to see what changes may be made on housing targets and their binding effect. She referred to the Planning Inspectors grant of a housing developer's appeal to build on Langley Vale Farm in part due to the absence of a Local Plan for Epsom and Ewell. Delay in adoption of one will give developers further opportunities.

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The debate was open to the floor for comments and questions. The majority of which were clearly resistant to any use of green belt land for housing development. Cllr **Kate Chinn** (Labour Court Ward) appealed for a commitment for more social housing. Cllr **Bernie Muir** (Conservative – Stamford Ward) extolled the virtues of local MP **Chris Grayling's** ideas for housing and other development of the "brown field" sites at Kiln Lane and Longmead.

One upset member of the public asked why there were no proposals for green belt development in Cllr McCormick's own Woodcote Ward. Another pointed out that there was no Councillor present on the occasion of the LPP's vote on the draft Local Plan from the wards of green belt effected areas.

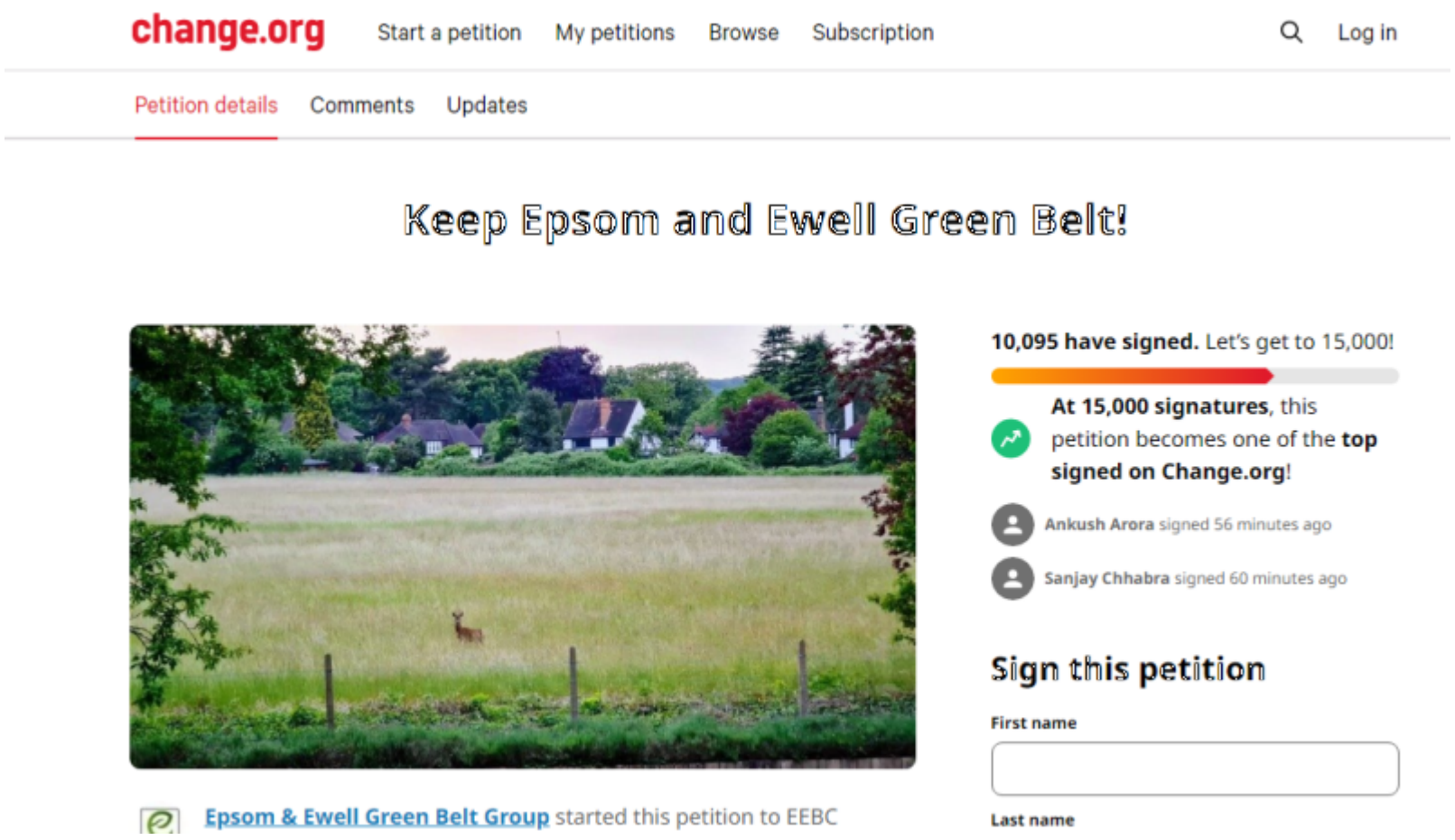
Paul Bartlett from Elmbridge and the London Green Belt Council stated that his Borough Council had removed all green belt housing development from its draft Local Plan after resistance was shown. He also suggested that Epsom's draft's statement that the requirement to build 5400 houses was an exceptional reason to use green belt ran a serious risk of opening the flood-gates of green belt development where the central government's target for the Borough is over 10,000.

Cllr McCormick fielded the majority of the questions and you can read in the next article on Epsom and Ewell Times his personal and considered responses to many of the frequently asked questions.

The meeting was chaired by local solicitor **Lionel Blackman**.

An Extraordinary full Council meeting has now been fixed for March 22 to debate a motion to pause the Plan until new government planning guidelines are confirmed in May, following an intervention by Cllr **Eber Kington** and other councillors.

Meanwhile, green belt protectors have mustered over 10,000 signatures to an online petition at change.org. Epsom and Ewell Times cannot verify the residency of the signatories. Below is a screenshot confirming the numbers at the time of going to press. If all petitioners are different Epsom and Ewell electors the numbers reached by the Epsom Green Belt Group compares well to an estimated turnout of about 20,000 electors at the 2019 Epsom and Ewell Borough Council election.



Related reports:

Mole Valley Local Plan paused: official

Can Epsom and Ewell get more dense?

Possible pause to Plan pondered ……

Epsom and Ewell last in Local Planning

MP's housing solution for Epsom and Ewell

Epsom Rotarians win Citizen Award.

31 October 2024

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Each year the Council formally recognises a member of the Epsom and Ewell community who goes above and beyond in a voluntary and/or campaigning capacity. The **Active Citizen award** is within the incumbent Mayor's gift. The individuals are permanently recorded on a special citation within the Town Hall and receives a medal at the evening reception honouring volunteers from across the borough.

Photo: Anne and Clive Richardson (left) with the Mayor and Mayoress of Epsom and Ewell

So it is with great pleasure we congratulate Epsom Rotarians **Anne and Clive Richardson** being awarded the **Epsom & Ewell Borough Council Active Citizens Award** by the Mayor of Epsom & Ewell Cllr **Clive Woodbridge**. The award was made during the evening of 10 March 2023 at the Mayor's Civic reception. Anne and Clive have given much of their time to help with many local charities through Epsom Rotary Club and are active within the Epsom & Ewell Twinning Association.

Photograph Competition Open to Scouting and Guiding Groups

Each year Epsom Rotary hold a club photography Competition open to Scouting and Guiding Groups. This year the theme is the built environment and entries are welcome by the end of March 2023. For details of how to enter, visit the website :

https://www.rotary-ribi.org/clubs/page.php?PgID=892508&ClubID=874

Surrey academic wins 'Woman in Innovation' award for tackling bias against neurodivergent people

31 October 2024



On International Women's Day **Surrey University** announce a prize winner among its female academics.

Online technologies to help neurodivergent people successfully enter the workforce are being developed at the University of Surrey, led by **Dr Alison Callwood**, in a project that has seen her win one of Innovate UK's *'Women in Innovation'* awards.

The *Generating Neurodiverse Inclusion Selection (GENIUS)* project will explore what communication methods and personalisation options could be used to optimise access and performance in online interviews and assessments for those with neurodiverse conditions such as autism, ADHD, and dyslexia.

Dr Alison Callwood, GENUIS project lead and Senior Lecturer in Integrated Care at the University of Surrey, said:

"Approximately 15 to 20 per cent of the UK population is neurodivergent. The unfairness they experience in the recruitment field is unjustified. Tackling this issue will not only improve the working lives of neurodivergent people by unlocking the valuable contribution they can make, but it will also boost the economy by helping address the rising number of unfilled positions in the workforce.

"I am delighted to receive this award which includes a £50,000 grant. The support it offers is invaluable to this project."

This project will build on previous work by Dr Callwood who has developed the successful interview tool *SAMMI* which reduces bias and provides robust, reliable, and cost-efficient interviews and assessments for employers.

Helping to further the project, the funding awarded to Dr Callwood will give her access to tailored business coaching, mentoring and a wide range of networking and training opportunities designed to help grow this innovative project.

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Professor Paul Townsend, Pro-Vice-Chancellor and Executive Dean of the Faculty of Health and Medical Sciences, said:

"Congratulations to Alison on winning this award. Being one of only 50 recipients of this prize, shows the strength of her project and her hard work and dedication in this field. Her skills and the diversity of her career are valued greatly here at Surrey, and I am proud to have her in our team."

Indro Mukerjee, CEO, Innovate UK, the United Kingdom's innovation agency,

"We are proud to support this group of trailblazing women who are changing the world through the power of their ideas. Their innovations underpin solutions inspired by societal and environment challenges, as well as their own lived experiences. I hope their stories will encourage and inspire others to follow their lead."

"Imagine this house is in Epsom" says our man in Ukraine.

31 October 2024



Epsom based **Surrey Stands With Ukraine**'s charity director returned from Ukraine recently. Interviewed yesterday by Epsom and Ewell Times (E&ET).

E&ET: Why did you go?
Lionel Blackman: The fantastic Epsom and Ewell team of volunteers of Surrey Stands With Ukraine has raised over £380,000 from the generous public and sent over £1 million worth of donated supplies to Ukraine over this first year of the War. A charity should know those who distribute aid on its behalf and after one year it was time to meet some of our Ukraine partners in person.

Photo is of a destroyed house in the Ukrainian village of Moschun just north of Kyiv.

E&ET: Who did you meet?
LB: We have supported a variety of groups relieving the civilian victims of the war. I met a team of English women who help refugees at the Polish border railway station of Przemsyl. Groups based in Kyiv who send our supplies to Ukrainians who continue to live near the front-line, who evacuate elderly and children from such areas and who are helping rebuild communities whose homes have been destroyed.

E&ET: Was your visit worthwhile?
LB: In Ukraine I just spent one and a half nights in hotels, half a night in an air raid shelter and one night on a train. It was deliberately a short visit so not to distract our partners from their vital volunteer work and their ordinary paid employment. But still, getting to know them better and being fully satisfied as to their commitment to honest and selfless voluntary charitable service is important for our own charity, our wonderful volunteers and our donors. We can continue with ever more confidence that we are doing the right thing and spending the funds appropriately.

E&ET: What did you see of the war?
LB: There were drone attacks on Kyiv the night I stayed hence half of it spent underground. Hosts told me that the air raid sirens sound every other night. Is Putin trying to wear you all down? I asked. "Never, he will never do that". This is the thing. Putin is uniting a nation he thought he could divide.

I visited Moschun. The defenders of this village held the line and stopped the Russian army getting to nearby Kyiv last year. Most of the homes are destroyed. The Negotiator's Annual Estate Agents Awards organised by our charity's trustee and Epsom resident Grant Leonard, raised funds for 20 generators that we sent to Moschun with the assistance of local Epsom, district, national and Kyiv Rotary.

E&ET: When will the war end?
LB: A charity can't get involved in the politics but personally I am of the opinion that Putin needs to be defeated militarily and the people of Russia have to turn against this war before it will end.

It is the UK Government's role to aid foreign military. A charity can only support civilians whose lives should not be attacked in any war. In this war civilians are being killed and maimed and made homeless in their thousands.

Surrey Stands With Ukraine and the great public of **Epsom and Ewell** and beyond have to help the civilian victims for the long haul *and keep giving*.

Just imagine that once beautiful house in the photo was in Epsom?

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Hook Road Arena plans

31 October 2024



This is the last 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.



Hook Road Arena is owned by the Council and has for many years been the home of car boot sales, funfairs and annual firework nights. The plan is for residential and sports and recreation development, comprising:

- A new sports hub for the borough to include playing pitches (grass and artificial) a new pavilion and changing facilities on 9.5ha of the site that will be retained within the Green Belt.
- At least 150 net zero carbon homes on the eastern part of the site that will be inset from the Green Belt

The reasons given include the site has the potential to deliver recreational sports facilities and playing pitches. The allocation of this site will mitigate any losses of playing pitches (rugby) resulting from the allocation of the adjoining Ewell East Station (see our report HERE) . It may also help to meet additional playing pitch needs for ‘secure provision’ (i.e. community use protected through a legal agreement) both now and in the future.

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

When will the site be developed?

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

Planning officers note that any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible. Also, the site could deliver playing pitches and potentially other supporting infrastructure such as changing facilities and a club house.

Related reports:

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

Depot Road plans

West Park

Ashley Avenue

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.

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Land at Chantilly Way

31 October 2024



This is the eighth of nine reports on the nine 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.

This 0.7 hectare grazing land is earmarked for residential development. The reasons given include:The site will contribute towards meeting the need for housing in the borough and lies adjacent to the Strategic Allocation at Horton Farm (Policy SA6).

The site has well defined boundaries and lies on a transport corridor adjacent to existing residential area, creating a suitable context for residential development. The site is also in relatively close proximity to local services and facilities and to public transport connections.

Planning officers note that the development should not adversely affect any protected trees near the boundary 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.

The council is working with key infrastructure providers, including Surrey County Council as the Highway Authority and Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

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 2028.

Related Reports:

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

West Park

A new Town Hall for Epsom and Ewell?

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Residents aroused by “sleeping” residents?

31 October 2024



Amid claims of the Residents Association Councillors being “asleep at the wheel” one of the biggest residents’ protests

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ever held in Epsom took place yesterday. Over 200 demonstrators waved banners, wore green or green belts, and chanted “Green not Greed” in the town centre on Saturday (February 25).

Fury was directed at not only the EEBC planners’ Draft Local Plan containing proposals to build 2,175 homes on Green Belt sites, but also the controlling Residents Association councillors group, which, it is claimed, “were asleep at the wheel” in voting Green Belt inclusion through. Over 40% of the total 5,400 Local Plan homes are destined for the Green Belt, the majority of which will be market-priced and unaffordable to those starting out on the property ladder, protestors argue.

Of nine “preferred options” for housing sites earmarked by the Council in the Local Plan, five are on Green Belt sites, which include Horton Farm (1,500 homes proposed) and Ewell East playing fields (350 homes, up to six storeys high).

Despite a “brownfield first” brief, planning officers have not proactively engaged with developers on central urban rejuvenation possibilities, near facilities, preferring instead to accept opportunistic bids from selected Green Belt landowners and developers, protestors claim.

In a display of some cross party support, the protestors were joined by representatives from political parties standing in forthcoming local elections in Epsom & Ewell, including two RA councillors who had voted against their colleagues on Green Belt inclusion. Cllr **Eber Kington** (RA Ewell Court Ward) and Cllr **Christine Howells** (RA Nonsuch Ward). They were joined by Cllr **Bernie Muir** (Conservative – Stamford) and **Mark Todd** Chair of the Epsom and Ewell Labour Party.

Demonstration organiser, **Kathy Mingo**, from the *Epsom & Ewell Green Belt Group,* said “It was heartening to see everyone uniting beyond party political lines against these unjustified Green Belt destruction plans, given new emerging Government guidelines that puts the focus squarely on brownfield development to meet only advisory, not mandatory, housing targets”

Alex Duval, vice-chairman of Clarendon Park Residents Association, which adjoins the Horton Farm Green Belt site said “ The data does not add up. The Council’s own reports show that the site contains a critical drainage area with high flood risk; their transport analysis recommends not taking the site forward; and reliance on outdated ONS 2014 population figures – rather than the lower 2018 and official 2021 Census figures – means Epsom’s housing needs are significantly overstated. The real housing need can be accommodated on brownfield alone, without any Green Belt destruction.Their own evidence is clear – the Council should save our Green Belt”

Tim Murphy, a vice president of CPRE Surrey and chair of Epsom’s CPRE group, said “CPRE’s experience is that, once sites are listed in a Council’s Local Plan as a “preferred option” for development, then, in 99% of cases, they eventually get developed. So EEBC has already put a number of Green Belt sites at real, permanent risk by identifying them for housing in its Draft Local Plan, which may not be justified as current Government policy on Green Belt evolves”

“Many RA councillors’ seats may now be at risk in May if they do not join the minority of their colleagues in clearly stating their policy objection to unjustified Green Belt destruction” said **Jenny Coleman**, chair, Ewell Downs Residents Association. “It is clear, not least from a residents petition signed by over 7,000, but also from this impactful, united residents protest, that many think the RA councillors have been rather asleep at the wheel. They must listen to the voice of the people”.

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

A petition is available at epsomgreenbelt.org

Related reports:

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

MP’s housing solution for Epsom and Ewell

The Epsom and Ewell Town Hall plan

A new Town Hall for Epsom and Ewell?

Land adjoining Ewell East Station

Land at West Park Hospital

The really BIG one: Horton Farm

Ashley Avenue

West Park

Local Plan battle heating up? and other related reports.

Local Planning Matters – Tim Murphy’s opinion piece for Epsom and Ewell Times

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Land adjoining Ewell East Station

31 October 2024

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This is the seventh 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.

This 8.3 hectare sports pitches and open space is earmarked for residential development with the following justifications:

- At least 350 net zero carbon dwellings
- Building heights up to 6 storeys
- New local retail provision at ground floor
- The re-provision of the playing pitches at Hook Road Arena

The site will contribute towards meeting the need for housing in the borough and ancillary community infrastructure.

The site has well defined boundaries and lies adjacent to existing residential areas and adjoining Ewell East railway station, creating a suitable context for residential development and lowering the risk of adverse landscape impacts. The site is also in relatively close proximity 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.

When will the site be developed?

It expected that a planning application will be submitted in the middle of the plan period with development likely to start by 2031 once new sports pitches have been provided.

Planning officers note:

Development proposals must identify ways of improving pedestrian access to Ewell East Station and maximise the linkages between the site and surrounding area, and provide opportunities for walking and cycling.

The design of development would need to minimise impacts on Priest Hill Nature Reserve (Site of Nature Conservation Importance (SNCI) located on the Southern Boundary of the site.

Part of the site to the east along Cheam Road is within Flood Zone 3. Any development proposal will need to take this into account.

The development proposal will need to work with the topography of the site to ensure that visual impacts of development are minimised

Infrastructure requirements include:

Provision of new retail unit(s) to provide convenience retail to meet local needs.

The loss of playing pitches will require reprovision at the Hook Road Arena site (Policy SA9). The developer will be expected to re-provide the playing pitches off site prior to development commencing to ensure that the scheme is acceptable in planning terms.

Related reports:

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

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Land at West Park Hospital

31 October 2024



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.

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

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The really BIG one: Horton Farm

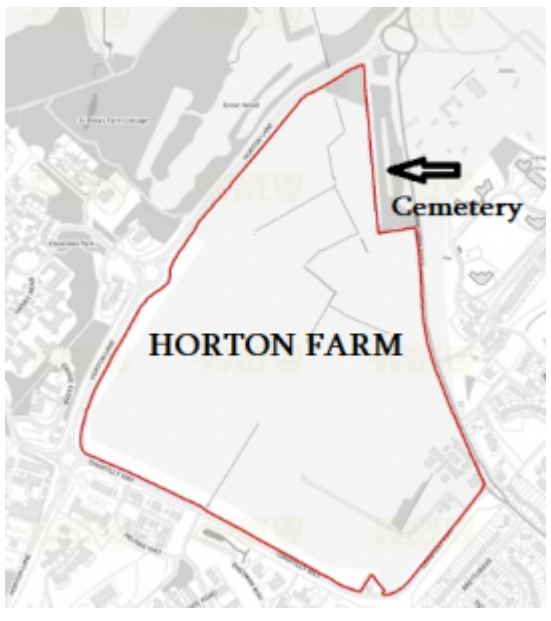
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This is the fifth of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 19th March. We do not intend to state any support or opposition but may ask some questions.

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 custom-build 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

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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.

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