



Lucy Porter Returns to Her Roots with “No Regrets” at Epsom Playhouse

3 December 2024



Epsom Playhouse is set to welcome one of comedy's most beloved figures, Lucy Porter, on **18th January 2025**, as part of her nationwide tour with the brand-new show *No Regrets*. For Lucy, this performance will be more than just a stop on her tour—it's a nostalgic homecoming.

Lucy, who grew up in nearby Croydon and Wallington, has fond memories of Epsom. “Epsom was the place we went for a fancy day out—it seemed so much posher than anywhere else nearby,” she reminisces. “I used to hang out at the Ashley Centre, which is right next to the theatre. I'll relive my youth by putting on some baggy jeans and Kickers, hanging around and terrorising the locals!”

Reflecting on her formative years, Lucy recalls special occasions at the **Berni Inn at Tattenham Corner**, where she developed her love of prawn cocktails, and visits to the Playhouse itself as a young fan. “I never dreamed that one day I'd get to perform there myself,” she says.

A Hilarious Exploration of Regret

In *No Regrets*, Lucy takes audiences on a journey through her most embarrassing mistakes and missteps, from disastrous dates and professional mishaps to parenting fails and ruined friendships. With her trademark wit, she examines the nature of regret, guilt, and shame—topics she knows all too well as a self-confessed middle-class, middle-aged ex-Catholic.

“It's not all doom and gloom,” Lucy promises. “Regrets can also be inspiring. You can use them to change your ways. This show is about learning to laugh at the past and maybe using it to build a better future.”

Lucy's comedic reflections are infused with sharp social commentary. In the show, she explores collective regrets, such as not maintaining the work-life balance we rediscovered during lockdown or failing to realise clapping for the NHS wasn't enough to sustain it.

From Epsom to Stardom

Lucy Porter's career spans acting, writing, and comedy. A familiar face on television, she has appeared on *QI*, *Mock the Week*, *Have I Got News for You*, and *Would I Lie to You*. Her stage credits include *One Flew Over the Cuckoo's Nest* and even a stint on *Eastenders*. A passionate quizzer, Lucy co-hosts the hit podcast *Fingers on Buzzers* with Jenny Ryan (The Vixen from *The Chase*), and she's a former *Celebrity Mastermind* Champion of Champions.

Her dulcet tones are regularly heard on **BBC Radio 4**, where she contributes to shows like *The News Quiz* and *Just a Minute*.

Don't Miss Out

For those eager to catch Lucy's laugh-out-loud performance and hear her candid confessions, tickets are available now at www.boundandgaggedcomedy.com.

Lucy's final word on her return to Epsom? “I'm so excited to come back and share this show with a place that meant so much to me growing up. I hope everyone brings their prawn cocktails!”

Broad Gauges New Train Set to Serve Epsom

3 December 2024



Residents of Epsom will soon benefit from South Western Railway's (SWR) latest investment in modern rail travel as the new Arterio trains, officially launched this week, are set to roll onto local lines in March 2025. The £1 billion fleet of state-of-the-art trains promises greater capacity, enhanced comfort, and cutting-edge features for commuters and leisure travellers alike.

The launch event at London Waterloo was marked by cricketing great Stuart Broad CBE naming one of the trains the **Nighthawk**, in a nod to his storied cricket career. Speaking at the ceremony, Broad reflected on the role trains play in bringing communities together:

“Trains are a lifeline for fans travelling to iconic venues. It's exciting to think of the Nighthawk connecting people across London and the South East, including my beloved Oval cricket ground.”

The Arterio fleet is a major upgrade for SWR's suburban network. By June 2025, these sleek trains will serve routes to **Dorking, Epsom, Guildford, Hampton Court, and Reading**, with some of the first services to Epsom and Guildford scheduled for March.

What's New for Epsom Commuters?

Local residents can look forward to a host of improvements:

- **More Space:** Each 10-car Arterio train offers over 50% more capacity than the outgoing Class 455 models.
- **Modern Comforts:** Passengers will enjoy Wi-Fi, charging points at every seat, air conditioning, and accessible toilets.
- **Real-Time Information:** Advanced technology will provide live updates, helping commuters stay informed.

These upgrades are set to make travel smoother for Epsom residents, whether commuting to London or exploring nearby destinations like Guildford and Hampton Court.



A Train Network Honouring Sporting Heritage

SWR's nod to sporting excellence was evident at the event, where trains were also named the **Jockey**, **Red Rose**, **Ace**, and **Thames Racer**, celebrating key destinations such as Ascot, Twickenham, Wimbledon, and the Boat Race course. The Nighthawk is expected to carry cricket fans heading to the Oval via nearby stations, including Vauxhall.

Stuart Meek, Interim Managing Director of SWR, highlighted the significance of the new fleet:

"The Arterio trains are more than just a means of travel - they symbolise connection and community. Epsom passengers, among others, will soon benefit from the extra capacity, reliability, and comfort these trains bring."

A Boost for Epsom and the Local Area

The introduction of these trains is part of a broader commitment to enhancing rail services across Surrey. With more than 80 peak services planned each weekday, residents can expect reliable, comfortable journeys into London and beyond.

As Epsom prepares to welcome the Arterio trains, the town's position as a well-connected suburban hub is set to be further cemented, offering improved travel options for work, leisure, and everything in between.

For further updates on Arterio services to Epsom, keep an eye on the **Epsom and Ewell Times**.

What cuts to Surrey County Council services are you prepared for?

3 December 2024



Surrey County Council has unveiled its draft budget for the upcoming financial year and is calling on residents to share their views through a public consultation.

As councils nationwide grapple with severe financial pressures, Surrey remains confident in its ability to set a balanced budget. However, making difficult decisions will be essential to ensure long-term sustainability of vital services.

The proposed budget outlines crucial investments in areas such as specialist care services, special education provision, road maintenance, and transport improvements. Public feedback will help shape these priorities.

Tim Oliver, Leader of Surrey County Council, stated:

"Councils across the UK are facing unprecedented financial challenges, and while Surrey benefits from a stable budget position, we are not immune to these pressures. Our key services - including social care, children's services, and highways maintenance - are experiencing rising demand, escalating costs, and reduced funding. The demand on services in Surrey is particularly high, and it's critical that the government addresses this by providing sufficient funding in the upcoming finance settlement."

"We are committed to supporting the residents who need us most and delivering essential services that people rely on every day. Achieving this requires cost reduction where feasible, alongside transforming how we operate and exploring innovative ways to deliver services effectively. We need your input to guide these decisions. Please participate in this consultation - understanding your priorities is essential."

The draft budget, approved at a recent Cabinet meeting, aligns with the four priority objectives set out in the council's **Organisation Strategy 2023-2028**. To balance the books while delivering essential services, the council has identified **£57 million in efficiencies**. Public feedback will help refine how these savings are implemented.

Residents are encouraged to share their thoughts through the consultation survey, which takes no more than 10 minutes to complete and can be submitted anonymously.

The survey is open until **11:59 PM on Tuesday, 31 December 2024**. Feedback from this phase will contribute to the final budget report, which is set to be published in January 2025.

To participate, visit Surrey County Council's website.

HOW YOUR COUNCIL TAX IS SPENT:

In **Epsom and Ewell**, Council Tax contributions are distributed among three authorities: Surrey County Council, Surrey Police, and Epsom & Ewell Borough Council. For every £1 of Council Tax paid:

Surrey County Council receives 76p.

Surrey Police receives 14p.

Epsom & Ewell Borough Council receives 10p.

For the fiscal year 2024/25, the total Council Tax for a Band D property in **Epsom and Ewell** is £2,308.34, allocated as follows:

Surrey County Council: £1,758.60

Surrey Police: £323.57

Epsom & Ewell Borough Council: £226.17

Allocation of Funds:

Surrey County Council utilizes its share to fund services such as:

- Education
- Social services
- Highways and transportation
- Libraries
- Public health
- Waste disposal

Surrey Police allocates its portion to:

- Maintain law and order
- Crime prevention
- Community policing
- Emergency response services

Epsom & Ewell Borough Council uses its share to provide services including:

- Waste and recycling collection
- Maintenance of parks and open spaces
- Housing services
- Planning and development control
- Environmental health



Leisure and cultural services, such as the Epsom Playhouse and Bourne Hall

Epsom SEND case highlights a national problem

3 December 2024



A shocking case of systemic failure by Surrey County Council (SCC) has brought renewed attention to the challenges faced by families of children with Special Educational Needs and Disabilities (SEND). After nearly two years of delays and inadequate support, the Mayle family from **Epsom** has finally secured a suitable school placement for their 7-year-old son, Joshua. However, the damage caused by SCC's inaction is undeniable—and emblematic of a national crisis.

A National Struggle for SEND Support

Joshua's case, while devastating, is far from unique. Across England, families are grappling with a SEND system under unprecedented strain. The number of children with EHCPs has surged by 77% since 2015, a rise that local authorities nationwide are struggling to accommodate. Against this backdrop, funding for SEND services has not kept pace, creating a perfect storm of unmet needs, prolonged delays, and rising parental frustration.

The Local Government Association (LGA) reported earlier this year that councils are grappling with a national SEND funding gap of over £1.9 billion. Without urgent intervention, local authorities warn that they will be unable to meet their statutory duties under the Children and Families Act 2014.

Surrey's Struggles in Context

Surrey County Council has seen a sharp rise in demand, with the number of children requiring EHCPs rising from 10,000 in 2017 to around 15,000 today. In response, the council has committed £240 million to SEND provision, promising 6,000 new specialist school places and additional support within mainstream schools. Yet, progress has been slow, and communication failures continue to erode parental trust.

Helen Maguire, MP for Epsom and Ewell, who intervened in Joshua's case, said:

"It is a sad day when a family in such dire straits has to approach their MP on an issue that should have been addressed much earlier by the local County Council. No family should have to escalate matters this far, especially when their child's needs are at stake. The voice of parents MUST be listened to, and while I am relieved that Joshua has finally received the education and support he deserves, it is deeply troubling that it took this long for the Council to act."

"This case highlights systemic failures within Surrey County Council's SEND services. Urgent reform is needed to prevent other children from suffering in the same way."

Surrey's challenges are reflected across the country. In some areas, families report waiting months—sometimes years—for EHCPs to be approved, with many forced to take local authorities to tribunal to secure adequate support. Nationally, tribunals have increased by 80% since 2016, with parents overwhelmingly winning cases against councils, further highlighting systemic issues.

The Role of Central Government

Local authorities are not solely to blame. Reductions in central government funding have left councils stretched thin, with many struggling to recruit and retain qualified staff to meet rising demand. The LGA has called for an urgent review of SEND funding, warning that councils are increasingly using general education budgets to plug the gaps, putting additional strain on mainstream schools.

The Department for Education (DfE) recently announced a SEND and Alternative Provision Improvement Plan, promising £2.6 billion in capital funding to create new school places and improve existing facilities. However, critics argue that the funding is insufficient to address the scale of the problem.

Paul Whiteman, General Secretary of the National Association of Head Teachers, warned earlier this year:

"The government's SEND review is a missed opportunity to address the systemic underfunding of support for children with additional needs. Families and schools need real solutions, not sticking plasters."

The Human Cost of Delays

For families like the Mayles, the impact of these systemic failings is profound. Joshua, once a bright and independent child, has regressed significantly due to delays in accessing the support outlined in his EHCP. His father, Alex, said:

"Surrey County Council's failure to meet its statutory obligations is shocking. All children are entitled to an education, and they are being failed by a broken system that is underfunded and under-resourced."

The strain on families is echoed across the country, with parents often feeling forced to navigate a labyrinthine system to secure their children's rights. A recent survey by the charity Contact found that 65% of families with disabled children believe the SEND system is "not fit for purpose," and 48% say their child's mental health has suffered due to delays in accessing support.

A Call for Urgent Reform

Joshua's story underscores the urgent need for reform—not just in Surrey, but across England. While councils like SCC grapple with rising demand, the root cause lies in a system underfunded at every level. Families should not have to fight this hard for their children's education and wellbeing.

As the government prepares to roll out its SEND improvement plan, experts warn that without significant investment and a more collaborative approach between councils, schools, and families, the crisis will only deepen. For Joshua and thousands like him, the question remains: how many more children will be failed before meaningful change is delivered?



Is a Isa the answer to Epsom's high house prices?

3 December 2024



With the five-year anniversary of the Help to Buy ISA closure approaching, a fresh analysis has revealed how Epsom and Ewell compares to other Surrey boroughs in benefiting from this government initiative. Launched in 2015, the Help to Buy ISA offered first-time buyers a 25% bonus on their savings, helping them onto the property ladder before its closure to new applicants in November 2019.

According to research by UK conveyancing specialists Bird & Co, only 0.15% of property sales in Epsom and Ewell since 2015 involved the Help to Buy ISA. This ranks our borough 10th among Surrey's local authorities. However, a significant spike occurred in late 2021, with ISA-backed property purchases rising to 0.73% of sales in Epsom and Ewell during the final quarter of the year.

Experts attribute this spike to several factors: delays caused by the COVID-19 pandemic, which pushed completions into 2021, a rush to secure mortgage rates amid fears of rising interest rates, and confusion over the scheme's eligibility deadline. Across Surrey, such spikes were common, reflecting national trends.

Daniel Chard, a partner at Bird & Co, commented:

"The Help to Buy ISA has undoubtedly provided vital support for first-time buyers, particularly in areas with lower house prices or greater awareness of the scheme. Epsom and Ewell's figures highlight the role of regional affordability and access to information in shaping how these schemes are utilised."

How Does Epsom and Ewell Compare?

While our borough's 0.15% average use of the scheme lags behind Surrey's leader, Reigate and Banstead (0.47%), the data tells a broader story of affordability challenges. House prices in Epsom and Ewell may exceed the limits of the Help to Buy ISA, reducing its appeal for local buyers.

The borough also saw a notable drop in ISA usage following the 2019 deadline for new accounts, with property sales using the scheme falling from 0.19% before the cut-off to 0.12% after—a 0.07% decline. This trend is consistent with other Surrey boroughs, where the closure of the scheme saw reductions in usage.

What Are the Alternatives?

For first-time buyers who missed the Help to Buy ISA window, the Lifetime ISA offers similar support, with a 25% government bonus on savings and higher annual limits. However, it's worth noting that eligibility criteria differ.

Bird & Co, who conducted the analysis, specialise in conveyancing law and offer guidance to buyers navigating government schemes. They highlight the value of understanding regional differences and tailoring advice to individual needs.

As Epsom continues to grow as a desirable place to live, schemes like these underline the importance of affordability in ensuring that first-time buyers can achieve their homeownership dreams.

Epsom & Ewell's local history museum to be born again?

3 December 2024



Bourne Hall Museum in Ewell, a cherished repository of local history, faces an uncertain future as its esteemed curator, **Jeremy Harte**, prepares for retirement in March 2025 after 35 years of dedicated service. Harte's tenure has been marked by significant contributions, including the curation of approximately 17,000 artefacts and 45,000 photographs that represent the lives of tens of thousands of people who've lived in the area since the Ice Age.

Concerns have arisen within the heritage community regarding the museum's continuity post-Harte's departure. **Jon Cotton**, President of the Epsom and Ewell History and Archaeology Society, expressed apprehension over the Council's succession planning, stating, "We fear that no such planning has been put in hand, and there is a growing belief that the Council intends to wind down its commitment to the Museum, its staff, premises and collections."

Epsom and Ewell Times asked the Council: "Does EEBC intend to keep the museum open after Jeremy Harte's retirement and is the Council actively recruiting a new curator?"

In response, Councillor **Clive Woodbridge**, Chair of the Community and Wellbeing Committee (RA Ewell Village), affirmed the council's commitment to the museum's future, stating, "We are putting plans in place to determine how we will continue to run the museum into the future. There are currently no plans to close Bourne Hall Museum."

Bourne Hall Museum has been instrumental in community engagement, recently participating in the national Kids in Museums 'Takeover Day' by collaborating with Ewell Grove Primary and Nursery School. This initiative, part of the council's Arts, Culture and Heritage Strategy, aims to inspire local youth by providing hands-on museum experience.

As the museum approaches this transitional period, many remain hopeful that Bourne Hall Museum will continue to serve as a vital educational and cultural resource for future generations.

Related reports:

[Bourne Hall's Christmas Supremacy](#)

[Kids takeover Ewell's Bourne Hall](#)

[Ewell History Day returns to Bourne Hall](#)

Epsom and Ewell's Draft Local Plan goes to Full Council

3 December 2024



The Licensing and Planning Policy Committee (LPPC) of **Epsom and Ewell Borough Council** met on 20th November 2024 to consider the draft Regulation 19 Local Plan amid a storm of public opposition and internal division. The meeting, attended by residents and a significant complement of councillors, highlighted the deep tensions over the inclusion of Green Belt sites for development.

After nearly seven years of delays, the draft Local Plan was endorsed by the LPPC, sending it to the Full Council for final approval in December. However, the debate exposed significant disagreement among councillors about the cost of achieving housing targets and the risk of sacrificing valued green spaces.

Public Pleas to Save the Green Belt

Three public speakers opened the meeting, delivering impassioned critiques of the draft Local Plan. **Janice Baker** accused councillors of abdicating their responsibility by deferring to officers' recommendations. Quoting directly from the meeting papers, she said, "Paragraph 3.46 states that removing Green Belt sites would significantly increase the risk of the plan being found unsound. In other words, you're being told not to think about changes. But I ask: where is democracy in this process? Stand up for residents, stand up for your duties."

Tim Murphy, a member of the Council for the Protection of Rural England, highlighted Horton Farm's ecological and strategic importance, labelling it "one of the highest-performing Green Belt sites in the borough." He challenged the committee directly: "The decision lies with you, not officers, not inspectors. You will be held responsible by residents for either protecting or destroying our Green Belt."

Finally, **Yvonne Grunwald** reminded councillors of the 11,000-signature petition submitted during the Regulation 18 consultation. "Eighty-seven percent of residents opposed building on the Green Belt," she said. "What happened to their voices? This plan will forever change the borough's character."

Councillor Perspectives: Frustration, Reluctance, and Division

The councillors' deliberations revealed starkly contrasting views, with many expressing unease about the Local Plan but accepting its necessity. Chair Cllr **Peter O'Donovan** (RA Ewell Court) opened by praising the officers' efforts, describing the plan as a delicate balance. "Our task," he said, "is to tread carefully between safeguarding the borough's unique character and ensuring future generations can thrive."

However, dissenting voices were prominent. Cllr **Christine Howells** (RA Nonsuch) passionately opposed the inclusion of Horton Farm and Hook Road Arena. "This is our Green Belt," she argued. "Once it's lost, there's no going back. Horton Farm is a critical environmental buffer and a floodplain. Its removal would set a precedent for the destruction of every other Green Belt site."

Cllr **Robert Leach** (RA Nonsuch) expressed broader discontent with the central government's housing targets. "Epsom has a population density five times the national average," he said. "Why must all the burden fall on us? We're being treated as a branch office for Westminster, not as an independent council."

In contrast, Cllr **Clive Woodbridge** (RA Ewell Village) reluctantly supported the plan, acknowledging the compromises it entailed. "I wrestled with this decision," he admitted. "Horton Farm is high-performing Green Belt, but without it, the plan will almost certainly be found unsound. If we exclude it, speculative developments could wreak havoc across the borough."

Motions and Proposals: Protecting the Green Belt

Cllr **Neil Dallen** (RA Town) questioned the land allocated for Gypsy and Traveller sites, suggesting higher densities to reduce the footprint. "If we increase the density from 16.5 to 25 or 30 per hectare, could we not meet the full need on a smaller site?" he asked. Planning Policy Manager Ian Mawer responded, explaining that the lower density reflects cultural and practical requirements for Gypsy and Traveller communities, including space for caravans, vehicles, and utility blocks.

Cllr **Julie Morris** (LibDem College) called for stronger environmental commitments, particularly around climate change and biodiversity. "Why are climate and biodiversity issues always buried at the end?" she asked. "These should be front and centre of the plan."

Meanwhile, Cllr **Kieran Persand** (Conservative Horton) vehemently opposed the inclusion of Horton Farm. "This is not a balanced plan," he declared. "Including Horton Farm doesn't protect other Green Belt sites—it puts them at greater risk. The planning inspector will see this as justification to include more Green Belt land."

Despite these objections, motions to remove Horton Farm and other Green Belt sites were defeated, with officers warning that such changes would undermine the plan's soundness. "Without Horton Farm, we simply cannot meet housing needs or provide Gypsy and Traveller pitches, which are legal requirements," said Ian Mawer.

Difficult Decisions: Reluctant Support for the Plan

As the debate continued, councillors wrestled with the plan's broader implications. Cllr **Phil Neale** (RA Cuddington), reflecting the prevailing mood, said, "None of us like this plan, but what's the alternative? Without an up-to-date Local Plan, we're at the mercy of speculative developments. We cannot afford to start from scratch."

Cllr Woodbridge echoed this sentiment, emphasizing the risks of delay. "This plan is far from perfect, but it's the best chance we have to protect the majority of our Green Belt while meeting our obligations. If we fail, the consequences could be far worse."

However, not all councillors were resigned to compromise. Cllr Persand insisted that rejecting the plan would force the council to find alternative solutions. "We don't have to accept this bad plan," he argued. "There is still time to come up with something better."

Press Release and Public Reaction

Following the vote, EEBC issued a press release reiterating the importance of adopting the Local Plan. "The Proposed Submission Local Plan strikes the optimal balance between development and preservation," said Cllr O'Donovan. "It will deliver affordable housing, protect biodiversity, and secure infrastructure improvements while safeguarding the majority of the borough's Green Belt."

The press release also emphasized the risks of not adopting a plan, including unplanned and speculative developments. Residents were encouraged to participate in the upcoming Regulation 19 consultation, set to begin in early 2025.

Public reaction, however, remains overwhelmingly critical. Campaigners accused the council of ignoring residents' views and bowing to government pressure. "This is not a balanced plan," said Janice Baker. "It's a capitulation."



Looking Ahead: Full Council Debate

The draft Local Plan now moves to the Full Council for debate on 10th December 2024. With opposition among councillors and residents showing no signs of abating, the future of Epsom's Green Belt hangs in the balance.

While some see the plan as a necessary compromise, others view it as a betrayal of the borough's character and environmental heritage. The upcoming Full Council meeting promises to be as contentious as the LPPC debate, as Epsom grapples with the challenge of balancing growth and preservation.

Conflict on Epsom's Green Belt plans of another kind?

3 December 2024



On the eve of an important meeting of the Licensing, Planning and Policy Committee on the future of the Borough's Local Plan, housing and Green Belt development, Epsom & Ewell Borough Council (EEBC) is under fire following allegations of inadequate handling of a perceived conflict of interest involving its planning consultant, Mr. **Derek Stebbing**, and his employer, **Strutt & Parker** (S&P). The controversy centres on Mr. Stebbings' advice to permit housing development on Green Belt land in the borough while S&P maintains a business relationship with the Church Commissioners (CC), significant landowners of Green Belt land in the area.

EEBC has also been accused of silencing public concerns. Campaigner **Sam Bentall** was barred from addressing a key council meeting after being accused of making defamatory claims about the alleged conflict. Emails exchanged between Ms. Bentall and the council reveal a contentious and somewhat opaque process.

Ms. Bentall attempted to raise her concerns at a meeting of the council's Licensing, Planning, and Policy Committee (LPPC). However, she was refused the opportunity to speak. The council justified its decision by claiming her assertions of a conflict of interest were defamatory. In an email exchange seen by the Epsom and Ewell Times, Ms. Bentall expressed frustration, stating, "I am being silenced for highlighting genuine concerns about transparency in the planning process."

The crux of the controversy lies in Mr. Stebbing's dual roles:

As a consultant to EEBC, Mr. Stebbing has advised on the Local Plan, including housing developments on Green Belt land such as Horton Farm. Strutt & Parker's website states it "has appointed Derek Stebbing as planning policy consultant to advise its national development and planning team in assisting clients in navigating the planning process."

S&P have the Church Commissioners, owners of Horton Farm, as one of its clients. During a telephone interview with Epsom and Ewell Times, Mr. Stebbings denied any direct advisory role to CC, stating: "I do not advise the Church Commissioners at all, whether in Epsom & Ewell or elsewhere." He acknowledged, however, that CC is a major client of S&P and asserted that "Chinese walls" within the company prevented any conflict of interest.

One Councillor, who asked not to be named, confirmed that the consultant advised Councillors of the need to allow Horton Farm to be developed for housing. "I accept that he may not have known the owner of the land was a client of his employer but the perception of a risk of a conflict of interest cannot be ignored."

The Council was invited to comment and replied it had no comment.

Some local groups have sharply criticized the council's draft Local Plan, which includes proposals to develop nearly 60 hectares of Green Belt land. In a letter to the Epsom and Ewell Times, the Epsom Green Belt Group challenged the council's justification for building on high-quality Green Belt areas like Horton Farm.

"The draft plan proposes the loss of almost 60 hectares of Green Belt land, of which 87% is ranked as High Quality. Horton Farm is one of the highest-ranked areas and unsuitable for development due to flooding risks, traffic impacts, and lack of infrastructure," the group wrote. They argue that the plan unnecessarily sacrifices pristine Green Belt land when alternative solutions exist.

The council has faced widespread criticism for delays in finalizing the Local Plan, now eight years overdue. While the Epsom Civic Society has urged swift adoption to prevent speculative development, other voices, including the Green Belt Group, caution against rushing a flawed plan.

"Submitting a bad plan, unnecessarily and inappropriately destroying huge areas of Green Belt, would be unforgivable," the Green Belt Group warned. They advocate revising the plan to remove high-quality Green Belt sites like Horton Farm before submission.

Related reports:

[Epsom Civic Society say Local Plan should be agreed on Wednesday](#)

[Epsom and Ewell Green Belt battle lines drawing near](#)

[Call to Epsom and Ewell Council to speed plan denied](#)

[Epsom Local Plan controversy heats up](#)

[Time to press the gas on Epsom's Local Plan?](#)

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Epsom Civic Society say Local Plan should be agreed on Wednesday

3 December 2024



The **Epsom Civic Society** (ECS) (motto being "Shaping the future, safeguarding the past") has urged councillors to support the borough's draft Local Plan, warning of the risks associated with further delays. In a press release issued yesterday, ECS Chair **Margaret Hollins** emphasised the importance of progressing the Plan to protect Epsom from speculative and inappropriate development.

"For the past eight years, our newsletters have chronicled the ongoing saga of Epsom's efforts to adopt a new Local Plan," Ms Hollins stated. "Without an up-to-date Plan, the Borough remains vulnerable to developments that may not align with the character and needs of our community."

The Society acknowledges the challenges posed by central government planning reforms, which have increased housing targets and tightened timescales for Local



Plan updates. While the draft Plan falls short of fully meeting housing targets, ECS believes it represents the borough's best chance of success in the face of these constraints.

In a letter to members of the council's Licensing and Planning Policy Committee, ECS highlighted the consequences of rejecting the draft. "Having no meaningful Plan to take forward to the next stage is significantly more threatening," the letter warns. "Without an up-to-date Plan, the Borough faces prolonged vulnerability to speculative development, which could lead to inappropriate urban projects and greater threats to the Green Belt."

The letter acknowledges the difficult compromises required in the draft Plan, including limited encroachments on less strategically important Green Belt land. However, ECS views this as a necessary trade-off to protect higher-value areas and secure much-needed housing. The Society is urging councillors to act swiftly, particularly given anticipated changes to the National Planning Policy Framework (NPPF), which may increase housing pressures further in the new year.

"Some compromise now is the best way to defend the rest [of the Green Belt]," the press release concluded. ECS is advocating for the adoption of the Plan as recommended in the council's report, emphasising the risks and costs of restarting the process.

The Licensing and Planning Policy Committee will meet tomorrow to consider the draft Local Plan. The decision could shape the future of development in Epsom for years to come.

Councillors now face the challenging task of balancing housing needs with the preservation of the borough's character and natural assets, while navigating increasingly stringent national planning policies. All eyes are on Wednesday's meeting to see how they respond to the Civic Society's call for decisive action.

Related reports:

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Proposed Battery Energy Storage System Near Ashtead Common Faces Objections

3 December 2024



Plans to install a Battery Energy Storage System (BESS) near Ashtead Common have sparked significant opposition from local conservation groups and residents. The proposed facility, intended to support renewable energy integration and grid stability, has raised environmental and safety concerns, particularly given its proximity to a Site of Special Scientific Interest (SSSI) and Ashtead Common National Nature Reserve.

The Proposal

Bluestone Energy Ltd has submitted plans to Mole Valley District Council for the installation of a BESS facility near Barnett Wood Lane, Ashtead. The project includes underground cabling, access roads, security fencing, and biodiversity enhancements. Proponents argue that the facility is vital for managing energy supply fluctuations, particularly with the increasing reliance on renewable energy sources.

Benefits of BESS Technology

Battery Energy Storage Systems play a crucial role in modern energy infrastructure:

- **Renewable Energy Support:** BESS allows for the storage of solar and wind energy for use during periods of low generation, helping to stabilise energy supply.
- **Grid Stability:** These systems can manage fluctuations in electricity demand, reducing the strain on power grids.
- **Emergency Power:** They provide backup electricity during outages, making them indispensable for critical infrastructure.
- **Environmental Gains:** By reducing reliance on fossil fuel-powered plants, BESS supports the UK's transition to a low-carbon energy system.

Potential Hazards

Despite their advantages, BESS technology carries significant risks:

- **Fire Hazards:** Lithium-ion batteries, commonly used in these systems, are susceptible to thermal runaway, leading to fires that are difficult to extinguish and can reignite.
- **Environmental Impacts:** Manufacturing and disposal of batteries contribute to pollution if not carefully managed. Additionally, construction can disrupt local ecosystems.
- **Noise and Light Pollution:** Ongoing operations may disturb nearby wildlife and residents.
- **Land Use Concerns:** Large-scale facilities can lead to habitat fragmentation and loss of natural landscapes.

Objections Raised

1. Environmental Concerns

The City of London Corporation, which manages Ashtead Common, highlights the potential harm to local wildlife, including bat species protected under national and international law. Their letter of objection emphasises the detrimental impact of light, noise, and habitat fragmentation on these species. Ashtead Common is home to ancient oak pollards and biodiversity of national significance, further underscoring the ecological risks.

2. Fire Risks

Ashtead Common has a history of significant biodiversity loss due to wildfires. Objectors express concerns over the fire hazards posed by lithium-ion batteries, particularly given the facility's location and prevailing winds. The proposed water tank is deemed insufficient to address thermal runaway events effectively.

3. Green Belt and Landscape Impact

Councillor Andy Smith notes the intrusion on Green Belt land, citing concerns about coalescence, encroachment, and loss of openness. He argues that such developments undermine the distinct landscape qualities of the countryside and suggests that the facility's location does not align with local conservation goals.



4. Questionable Site Selection

Critics question the necessity of placing the facility adjacent to Ashtead Common when closer alternatives to the Chessington substation could reduce environmental impact and energy loss. They argue that the benefits outlined by the developer are generic to any BESS project and fail to justify the chosen location.

5. Opportunity Cost

The City of London Corporation suggests that the land, currently transitioning to a natural habitat, offers better long-term biodiversity potential if left undisturbed. They challenge the proposed biodiversity net gain enhancements, arguing that natural succession would achieve similar, if not superior, outcomes without artificial intervention.

Public Sentiment

While there is broad acknowledgment of the need for renewable energy infrastructure, local stakeholders believe this project's costs outweigh its benefits. "We need to modernise our energy systems, but not at the expense of our precious natural habitats," commented one resident.

Next Steps

The planning application is under review by Mole Valley District Council. Public and expert feedback will weigh heavily on the decision, particularly given the sensitive location and environmental stakes.

Balancing Progress and Preservation

The debate over the proposed BESS facility near Ashtead Common encapsulates a broader challenge: balancing the urgent need for renewable energy infrastructure with the equally critical imperative to protect natural ecosystems. As local authorities deliberate, the outcome may set a precedent for future developments in similar areas.