

Should we have a petition about petitions?

21 January 2024



While Epsom and Ewell Borough Council’s ePetition platform offers residents a voice in local decision-making, a closer examination of the data reveals a challenging picture. From September 2016 to the present, the Council’s ePetition system has faced difficulties in garnering community support and has seen a high rate of rejections, often on vague grounds.

Debate Requests – An Uphill Battle for Support

- a) Petition Requests Submitted for Full Council Debate: 13
- b) Permitted: 4
- c) Successfully Reached Required Number of 1500 for Debate: 1

The stark reality emerges when analyzing the numbers. Despite 13 petition requests for Full Council debate, only four were permitted, with a solitary petition managing to secure the necessary support. The challenges in mobilizing community backing for debates raise questions about the effectiveness of the ePetition platform in truly representing resident concerns.

Rejected Petitions:

- 1. Continued designation of Hook Road Arena as Green Belt land
Reason for Rejection: Relates to the Council’s Planning or Licensing functions, separate statutory processes in place.
- 2. Railings outside the Metro Bank and Lester Bowden’s
Reason for Rejection: Relates to a matter for which this Council is not responsible or cannot influence.
- 3. Petition to EEBC regarding height and density regulations for Proposed building developments
Reason for Rejection: Relates to a matter for which this Council is not responsible or cannot influence.
- 4. Subject matter not specified in petition submission
Reason for Rejection: Does not meet the requirements of the Council’s ePetition Scheme.
- 5. Objection to the Epsom Hospital Development Scheme
Reason for Rejection: Does not meet the requirements of the Council’s ePetition Scheme.
- 6. Hook Road speed limit & cameras
Reason for Rejection: Relates to a matter for which this Council is not responsible or cannot influence.
- 7. Keep Epsom and Ewell Green Belt
Reason for Rejection: Does not meet the requirements of the Council’s ePetition Scheme.
- 8. Fairview Road temporary homes for the homeless
Reason for Rejection: Relates to the Council’s Planning or Licensing functions, separate statutory processes in place.
- 9. Compulsory Purchase Order for Horton Cemetery
Reason for Rejection: Does not meet the requirements of the Council’s ePetition Scheme.

Dismayed at the Council’s refusal, made on the basis it was for the Strategy and Resources Committee not the Council (sic), The Friends of Horton Cemetery set up their [own petition on change.org](#)

The rejection of petitions, often on grounds as vague as not complying with the ePetition Scheme requirements, underscores the challenges residents face in navigating the system. This pattern raises skepticism about the transparency and accessibility of the ePetition platform.

Scrutiny and Accountability

The removal of the Council Officer appearance request from the Petition Scheme in May 2023 marks a significant shift in the dynamics of accountability, leaving residents with fewer avenues to question and scrutinize Council decisions.

Epsom and Ewell Borough Council’s ePetition system, while ostensibly a tool for community engagement, faces challenges in attracting support and exhibits a high rate of rejections. The rejection of petitions on rather vague grounds raises questions about the system’s accessibility and transparency, prompting a critical examination of the Council’s commitment to genuinely amplifying resident voices.

For more information and to explore current and past ePetitions, visit www.epsom-ewell.gov.uk.

Image: The Surgeons Petition or The Barbers Triumphant: Science Museum, London. (CC BY 4.0)

Mystery Local Plan critic revealed

21 January 2024



Epsom and Ewell Times reported in full the speech from a member of the public at the Licensing, Planning and Policy Committee (LPPC) of 22nd November 2023. He addressed Councillors forcefully on a response to the Government’s revised National Planning Policy Framework (NPPF). See report [here](#).

Undeterred the gentleman appeared again at the Thursday 18th January meeting of the LPPC. Cllr. **Clive Woodbridge** (RA Ewell Village) asked Chair Cllr **Steven McCormick** (RA Woodcote and Langley Vale) to identify the speaker. As far as we could tell his name is John Seaston or Seaton.

Following the private “members’ briefing” of 10th January about the Local Plan, reported in the Epsom and Ewell Times [HERE](#), there was anticipation that something would be said in public about that meeting on Thursday. Nothing was said.

The only contribution about the Local Plan was the three minutes Mr Season/Seaton was permitted. Again, our transcript of his address is published in full. Epsom and Ewell Times invites corrections and responses to his opinions.

“Last year, this Council voted to pause the Local Plan process. In order to buy time to base its regulation 19 Local Plan on Government’s revised NPPF. The great news is that this pause strategy worked. The critical thing now is to take full advantage of the opportunity that you have created. To do this, you need to be very clear about the changes to NPPF that Government has made.

There are two very important points that you must fully understand. First point: Government has clearly stated that the standard method calculation just gives an advisory starting point. When I spoke to you at the start of your last meeting, I emphasized how Government has used its standard method to set a negotiation anchor. Government has now admitted that its anchor is not credible. So it has rebranded it as an advisory starting point. It is critical that all councillors and officers involved in a Local Plan process fully understand that there is nothing binding about the standard method number.

You do not need to meet this target in full. You do not even need to meet half this target. You do not have to meet any specific proportion of this target. You just need to meet the actual needs of our borough.

Second point: Paragraph 145 of the new NPPF states there is no requirement for Green Belt boundaries to be reviewed or changed when plans are being prepared or updated. That was a direct quote from NPPF.

Could government have been any clearer? In case you missed it, there is no requirement for Green Belt boundaries to be reviewed or changed. I have highlighted during previous LPPC meetings that this Borough can fully meet its actual housing need over the plan period using only brownfield sites and previously developed land within the Green Belt.

In the Regulation 18 Local Plan, Council used the brownfield sites shortfall versus government’s anchor to declare the exceptional circumstances required to alter Green Belt boundaries. The two changes to NPPF that I have just highlighted together with the quantum of brownfield and previously developed sites available in the Borough make this declaration of exceptional circumstances and resulting changes of Green Belt boundaries unjustifiable.

It would not be consistent with achieving a balanced Local Plan which meets Council’s legal duty to achieve biodiversity net gain and a credible local nature. Any proposals to change Green Belt boundaries in the regulation 19 Local Plan would expose Council to legal challenge. And the associated cost and programme overruns as well as angering the residents you are supposed to serve.”

Related reports:

[Local Plan costs eat into Council reserves](#)

[Local Plan to move forward after passionate debate](#)

[Local Plan \(2022-2040\) Un-Pause Recommended](#)

[Cllr Persand intervenes ahead of Local Plan debate](#)

[and many many more. Search “local plan” in search function above.](#)

Image: Clockwise from Chair: Cllrs – Steven McCormick (RA), Peter O'Donovan (RA), public speaker (Seaston / Seaton), Keiran Persand (Con), Julie Morris (LibDem), Clive Woodbridge (RA), Phil Neale (RA), Steve Bridge (RA), Council officers.

Council’s contribution to our safety

21 January 2024



Epsom and Ewell’s Crime and Disorder Committee met Wednesday 17th January to endorse an updated Community Safety Action Plan for 2024-25.

This followed a period of consultation in which **Chris Grayling** MP called for more attention to be paid to prevent local parks being used for drug dealing, one resident’s request for slimy leaves being swept up being disregarded as not relevant to the Plan, the **Liberal Democrats** calling for more action on minor crime such as theft from cars and a citizen asking for the Stones Road tunnel under the railway line to be closed because of drug-dealing.

The plan was adopted unanimously and a summary follows:

In an effort to maintain its reputation as a safe haven amidst changing crime patterns, Epsom and Ewell Borough Council has rolled out a comprehensive Community Safety Action Plan for the upcoming year. The plan addresses emerging challenges, emphasizing the protection of vulnerable individuals and enhancing community engagement.

The borough aims to tackle crime at its roots by prioritizing the most vulnerable and those at risk. The implementation of Community Harm and Risk Reduction Meetings (CHaRMM) is a cornerstone of this strategy. These multi-agency gatherings plan interventions for both victims and perpetrators, with approximately 65 cases managed each year.

Key initiatives include attending monthly CHaRMM meetings, ensuring proper resourcing for Domestic Homicide Reviews, and conducting Antisocial Behaviour Case Reviews. These actions aim to provide a voice for victims, address hidden crimes, and enhance overall community safety.

Epsom and Ewell Borough Council are determined to be on the frontline against serious organized crime. Staff, including the Environmental Enforcement team and Environmental Health Team, will undergo awareness sessions. The council also plans to report intelligence via appropriate channels, using its unique position as landowners, event organizers, and chairing Safety Advisory Groups to contribute to counter-terrorism efforts.

The rollout of ACT Awareness (Action Counter Terrorism) training and the establishment of Serious Organized Crime Joint Action Groups demonstrate the borough’s commitment to staying vigilant and proactive in the fight against criminal networks.

Beyond addressing vulnerable populations, the plan includes joint initiatives such as Joint Action Groups (JAGs), which focus on targeted interventions in specific geographical areas. The move towards a standing JAG arrangement ensures a continuous forum for partner agencies to collectively address area-based issues.

Additionally, a thorough review of town centre data will be conducted, utilizing available tools to identify trends and behaviours that require attention.

To foster a safer community, the borough will continue joint initiatives with other enforcement agencies, including “Meet the Beat” and “Violence Against Women And Girls” day of action. Social media will also play a pivotal role in keeping residents informed and engaged.

The Council pledges to amplify partner messages on social media, ensuring targeted and informative content that showcases the results of their community safety efforts.

The meeting lasted 2 minutes 37 seconds.

Council wants to prevent suicides

21 January 2024



Tuesday 16th January Epsom and Ewell Borough Council’s Community and Well-Being Committee considered local suicides.

In 2019, the Borough Council launched its Health & Wellbeing Strategy (HWBS), recognizing a concerning suicide rate of 10.4 per 100,000 residents from 2016-2018—higher than the Southeast’s 9.2. A total of 21 lives were tragically lost. To address this, mental and emotional wellbeing became a priority in the borough’s HWBS and subsequent action plan. However, the COVID-19 pandemic significantly impacted the plan’s execution.

Since the HWBS approval in late 2019, the borough has witnessed a spike in suicide rates, reaching 14 per 100,000 residents between 2018-2020—claiming 29 lives, with 19 being male. The Southeast’s rate during this period was 10.1 per 100,000. To counteract this alarming trend, the Council proposes an assertive response in the form of a revised Suicide Prevention Action Plan.

The increase in suicides is reminiscent of a previous increase observed from 2009 to 2013 during a period of significant financial hardship. Recent changes in the standard of proof used by coroners, shifting from ‘beyond reasonable doubt’ to ‘on the balance of probability,’ might impact the recorded number of suicides.

In March 2023, the Council’s Health Liaisons Panel supported the development of a Suicide Prevention Action Plan (SPAP). This plan aligns with Surrey County Council’s Suicide Prevention Strategy 2023-2026, emphasizing six priorities for suicide prevention.

The Council’s SPAP, rooted in Surrey’s broader strategy, aims to:

- Enhance the response to individuals in crisis with suicidal thoughts.
- Foster collaboration with Public Health Surrey County Council, statutory partners, and the community & voluntary sector.
- Collaborate with Public Health Surrey County Council to utilize real-time surveillance data for meaningful and effective SPAPs.

Specifically referencing the Alison Todd Protocol, an assessment tool identifying areas of practice and growth, the SPAP demonstrates the Council’s commitment to suicide prevention. The plan, to be led by the Council’s Community Development Team, spans from January 2024 to January 2025 before undergoing review.

Cllr Kate Chinn (Labour Court ward) was concerned about Council staff who might not assess the risk of suicide correctly and the effect on them if a resident subsequently died. She was assured that training would be given and support for staff provided in that situation.

The committee adopted the plan unanimously.

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Local Co-Vid volunteers rewarded with Council support

21 January 2024



Epsom and Ewell Borough Council’s financial support for five key local voluntary organisations came up for review 16th January at the meeting of the Environment and Well-Being Committee.

Age Concern Epsom & Ewell:

- Focus: Providing support and services for older people in the community.
- Activities: Offering a range of services such as social activities, information, and advice to enhance the well-being of older individuals.

Citizens Advice Bureau Epsom & Ewell:

- Focus: Providing free, confidential advice and support to the local community.
- Activities: Offering assistance on a wide range of issues, including legal, financial, and personal matters, to help individuals navigate challenges they may face.

Central Surrey Voluntary Action:

- Focus: Supporting and promoting voluntary and community work in the area.
- Activities: Facilitating connections between volunteers and local organizations, offering resources and training, and fostering collaboration within the voluntary sector.

RELATE Mid Surrey:

- Focus: Providing relationship support and counseling services.
- Activities: Offering counseling for individuals, couples, and families to improve and strengthen relationships. Addressing a variety of relationship issues through professional guidance.

The Sunnybank Trust:

- **Focus:** Supporting individuals with learning disabilities.
- **Activities:** Offering a range of services and activities to enhance the quality of life for people with learning disabilities. This may include social events, skill-building programs, and support for independent living.

Introducing a report to the Councillors the Community Development Officer said: "I have to say that during the COVID crisis, we would not have been able to cope unless we had the support of our voluntary organizations who stepped up and were absolutely amazing in getting volunteers to come forward and help the Council give the service and help the residents in what was a particularly difficult time. This report, I think, reflects the fact that we appreciate that support and that we wish to continue supporting those organizations in what they do on behalf of our residents."

The support, approved by the committee, is summarised in the table below.

			Current and Proposed Support for Voluntary Organisations 2024/25 £s									
	Age Concern Epsom		Citizens Advice Bureau Epsom &		Central Surrey Voluntary Action		RELATE Mid Surrey		The Sunnysbank Trust		Total	
	2023/24	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24	2024/25	2023/24	2024/25
Direct Grant Funding	0	0	74115	74115	7989	7989	0	0	0	0	82104	82104
Licence / Rent - Notional Grant	14,616	14,615	28,686	28,686	7,344	7,344	14,910	14,910	0	0	65,556	65,555
Service Charge - Notional Grant	15,639	12,764	30,694	25,052	7,858	6,414	4,800	4,800	0	0	58,991	49,030
Rent paid to EEBC	-2,936	-2,936	0	0	0	0	-1,294	-1,294	-3,420	-3,470		
Grant for Volunteer Parking	100	100	1920	1920	0	0	0	0	0	0	2020	2020
Subsidy for Staff Parking Permits	1,920	2720	3,840	4080	0	0	0	0	453	680	6,213	7480
Subsidy for volunteer Parking	0	0	7600	8000	0	0	0	0	0	0	7600	8000
Totals do not include rent paid to EEBC	32275	30199	146855	141853	23191	21747	19710	19710	453	680	222484	214189

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Relative relief about Epsom and Ewell's debt?

21 January 2024



Epsom and Ewell Borough Council's debt is about average with all 381 United Kingdom local authorities. UK councils owe a combined **£97.8bn** to lenders, equivalent to **£1,455** per resident, as of September 2023. Epsom and Ewell's debt per person is **£795**. From highest debt per person to lowest Epsom and Ewell ranks 195 out of 381.

In the national league table of debt shame other Surrey Boroughs occupy the leading positions: Woking is first with debt of £18,756 per resident followed by Spelthorne in second place at £10,415. Guildford is 5th.

Taking into account all types of local authorities, such as police and crime commissioners and combined authorities, the debt pile rises to **£122bn**.

The 11 boroughs of Surrey are ranked in the table below. Highest debt per resident to lowest.

Standing in Surrey	Borough	Population	Total amassed debt 2023-24 Q2 (£)	Debt per person 2023-24 Q2 (£)	National standing out of 381
1	Woking	103,889	1,948,583,000	18,756	1
2	Spelthorne	102,995	1,072,698,000	10,415	2
3	Runnymede	87,739	637,900,000	7,270	5
4	Guildford	143,929	178,826,000	1,242	132
5	Mole Valley	87,608	102,850,000	1,174	147
6	Waverley	128,878	149,771,000	1,162	151
7	Tandridge	88,143	99,415,000	1,128	156
8	Surrey Heath	90,645	98,695,000	1,089	162
9	Epsom and Ewell	80,998	64,427,000	795	195
10	Elmbridge	139,369	50,358,000	361	276
11	Reigate and Banstead	151,423	0	0	37 others

Dame **Meg Hillier**, the chair of the House of Commons Public Accounts Committee, said some examples of debt were “staggering”.

But council leaders say years of under-funding mean they have been forced to take out loans and invest in commercial properties just to keep services running.

In recent years, various commentators have warned that the debts held by councils - which must balance their budgets every year - are unsustainable. In 2020, chair of the Public Accounts Committee Dame Meg Hillier said the Government was “blind to the extreme risks” of council borrowing levels.

Since then, six more councils have had to issue section 114 notices declaring themselves effectively bankrupt: Croydon, Slough, Thurrock, Birmingham, Woking and Nottingham.

In the case of Croydon, Slough, Thurrock, Woking and Nottingham – those effective bankruptcies could be directly linked to failed investments and spiralling debts. Thurrock’s £469m funding black hole, for example, was caused by a series of failed investments in solar farms.

Dame Hillier added: “Small district councils have very little room for manoeuvre when finances are squeezed, relying on charges (such as parking fees) for a lot of their income. Unitary authorities are facing the demographic pressures on social services, social care and special educational needs.

“But beyond these day to day pressures, the PAC warned in 2020 that some councils had not only pursued strategies of commercial investment exposing them to high levels of risk, but normalised behaviour and optimistically believed that there was little downside to commercial activity. Add to this the delay in public sector audits and many councillors and taxpayers were blind to the risk.”

Cllr **Julie Morris**, (College Ward) Leader of the Liberal Democrat Group on Epsom and Ewell Borough Council said “There is no evidence that central government is likely to assist with the broader financial issues affecting local authorities, so we need to budget carefully and 2025/26 is likely to be crunch time. We need a complete review of both mandatory services and those which are discretionary. And central government needs to wake up to what is facing government at local level.”

Cllr **Neil Dallen**, (RA Town) Chair of Strategy & Resources Committee said: “As a council, Epsom & Ewell’s investments are performing as planned. The debts are considered sustainable, with sums set aside each year to ensure they can be repaid at maturity. Through taking a proactive approach to our finances, we have a strong track record of meeting the considerable financial challenges the past decade has brought for local government through reduced central government funding, and we are looking ahead to 2024/25 and beyond to ensure that we remain a financially sustainable council.”

The other parties have also been invited to comment.

Councillors belted-up on Green Belt?

21 January 2024



In a recent closed-door meeting held at the Town Hall, local councillors in the Borough of Epsom and Ewell, convened to *apparently* deliberate on potential areas for housing development, with a particular focus on the contentious issue of Green Belt land. The meeting, held on January 10, has stirred controversy and prompted reactions from concerned citizens, leading to a series of letters and press releases. Councillors were greeted at the entrance by a small and polite protest group.

Yufan Si, a prominent Green Belt campaigner, has expressed alarm over the secrecy shrouding the meeting. The council’s decision to discuss Green Belt development in a closed setting has raised questions about transparency and adherence to government policies.

Ms Si highlights the Council’s statistics, indicating that 84% of residents opposed development on Green Belt land during a prior consultation. The campaigner argues that the government’s planning policies offer a choice to protect Green Belt areas, questioning the need for a clandestine discussion.

She has raised concerns about the council’s sale of Green Belt land to a local business owner three years before the Local Plan’s development, potentially leading to significant financial gains. The campaigner emphasizes the availability of brownfield sites capable of accommodating over 3,700 new dwellings, surpassing the projected household growth from 2022 to 2040. In her letter Yufan Si has urged councillors to prioritize environmental preservation and fulfill residents’ wishes by excluding Green Belt land from the development plans.

Councillor **Julie Morris** (LibDem College) has stated that she challenged the decision to keep the meeting private. While acknowledging the legal standing of the private meeting, Councillor Morris called for greater transparency and public engagement. She emphasizes the need for progress reports on the Local Plan to address residents’ concerns and combat misinformation circulating in the public domain.

She said “The ruling Residents Association party would do well to engage directly with the public on this matter, or at the very least, to explain exactly why these meetings are being held, have to be in private, and why there is no public statement after each meeting to keep local residents informed as to how things are moving forward. Our residents deserve no less than this.”

Letters from concerned citizens to Councillors echoed the sentiment against Green Belt development. **Stephen Neward**, a voluntary warden at the Priest Hill nature reserve, expressed hope that the revised National Planning Policy Framework would prevent the inclusion of Green Belt sites in the Local Plan. Another resident, **Lynn Munro**, urged councillors to prioritize brownfield sites over Green Belt, emphasizing the irreversible impact on the borough’s open spaces.

Tim Murphy, representing the Council for the Protection of Rural England and the Epsom and Ewell Green Belt Group, shared the views of planning consultant Catriona Riddell. Riddell clarified that local authorities, including Epsom and Ewell, are not obligated to alter Green Belt boundaries to meet housing targets, challenging the notion that Green Belt sacrifice is necessary.

As controversy swirls around the closed meeting, residents, campaigners, and opposition councillors continue to press for transparency. The fate of Green Belt land in Epsom and Ewell remains a hot topic.

The meeting was not notified on the Council’s calendar of meetings and therefore the press do not know if it was a formal or informal meeting nor whether any order was made about publicity. No part of the meeting, including any section excluding the public, has been uploaded to the Epsom and Ewell Borough Council YouTube channel.

Cllr **Steven McCormick** (RA Woodcote and Langley) Chair of the Licensing, Planning and Policy Committee has responded to Epsom and Ewell Times:

“This was not a secret meeting; it just wasn’t a public meeting. I stated publicly at the September LPPC Committee and extraordinary full Council on 24 October 2023 that Member briefings regarding the Local Plan would be taking place during this time period assuming the local plan was unpaused by full council, which it was.

Further clarification was given at the special LPPC meeting held in November when the Local Development Scheme (LDS) was an agenda item. I have given a statement at every council meeting allowing questions from all members. All members have been encouraged to attend each LPPC meeting whether they’re a committee member or not. All members have been fully involved and engaged in the development of our local plan.

It is normal and expected practice when a Local Plan is being developed for Members to be able to discuss items of detail outside of the public Committee Meetings. The information briefing for councillors held on 10 January 2024 was not a meeting of the Council or a committee and had no decision-making powers, and there was no right for public access under the Local Government Act 1972 or any other legislation.

There is currently a huge amount of work being done for our Local Plan, including considering the implications of the revised NPPF published in December 2023. Work will continue over the coming months before the next stage of public consultation (Regulation 19), which is due to commence in January 2025, if supported by LPPC in November 2024 and full council in December 2024.”

Related reports:

Local Plan costs eat into Council reserves

Local Plan to move forward after passionate debate

Local Plan (2022-2040) Un-Pause Recommended

Cllr Persand intervenes ahead of Local Plan debate

and many many more. Search “local plan” in search function above.

East Street Development gets Green Light

21 January 2024



At the Epsom and Ewell Planning Committee meeting of 14th December the proposed demolition of 79-81 East Street and the construction of a part 5, part 6 storey building containing 31 residential units faced intense scrutiny and debate.

After a heated discussion, Councillor Neil Dallen (RA Town Ward) proposed to refuse the application, citing concerns about over development, lack of parking provision, and harm to the conservation area. The proposal was seconded by Councillor Jan Mason. However, the committee ultimately voted against his motion (2 For, 6 Against).

Following further consideration, the Acting Chair put forward the Officer's recommendation for approval, subject to conditions and a legal agreement. The committee resolved (6 For, 2 Against) to grant planning permission with conditions and informatives.

Conditions and Informatives: The approval is subject to a Section 106 Legal Agreement, including provisions for 16 affordable rented units, restrictions on parking permits, and a car-club agreement. Conditions include time limits for development commencement, approval of external materials, construction transport management plan, and various pre-occupation and post-development requirements.

The decision reflects the complex considerations surrounding the East Street Development. The approved conditions aim to address concerns raised during the meeting, particularly regarding parking, sustainable transport, and environmental impact. The development now moves forward, albeit with strict guidelines in place.

Ruxley Lane development on casting vote

21 January 2024



Properties on Ruxley Lane in Ewell with sizeable gardens will be demolished and replaced by 14 dwellings in two blocks. A tied vote of Councillors, at the Epsom and Ewell Planning Committee meeting of 14th December, on granting permission was resolved by the casting vote in favour of acting Chair Cllr Steven McCormick (RA Woodcote and Langley).

The committee approved the application, contingent upon the execution of a Section 106 Legal Agreement. This agreement includes a viability review mechanism to be activated if the development fails to reach the first-floor slab level on both buildings within 20 months of the decision date.

A critical provision in the decision is the requirement for the Section 106 Agreement to be completed by March 18, 2024. Failure to meet this deadline empowers the Head of Place Development to refuse the application based on non-compliance with Policy CS9 of the Core Strategy 2007.

Several conditions were imposed, including a three-year time limit for the commencement of development to comply with the Town and Country Planning Act. The approved plans, covering aspects such as site location, construction details, and landscaping, must be strictly adhered to throughout the development process.

Pre-commencement conditions were also established, such as the submission and approval of a Construction Transport Management Plan, ensuring responsible construction practices and adherence to highway safety regulations.

Post-demolition and pre-above-ground conditions mandate the submission and approval of details related to external materials, access provisions, tracking details, sustainable drainage schemes, and more. These conditions aim to safeguard visual amenities, highway safety, and sustainable development principles.

Pre-occupation conditions cover various aspects, including access closure and remediation, parking and turning layouts, visibility splays, and the installation of electric vehicle charging points. These conditions align with the National Planning Policy Framework's sustainable transport objectives and local development policies.

The committee emphasized sustainability measures, requiring the provision of solar panels, drainage verification reports, and adherence to ecological and sustainable design measures.

During and post-development conditions focus on groundwater remediation strategies, tree protection, ecological considerations, and sustainable design measures. The approved development must comply with strict regulations to control significant harm from land contamination and ensure the preservation of biodiversity.

The decision also outlines specific conditions regarding construction hours, limitations on additional windows or openings, and the installation of facilities such as refuse/recycling stores and cycle storage.

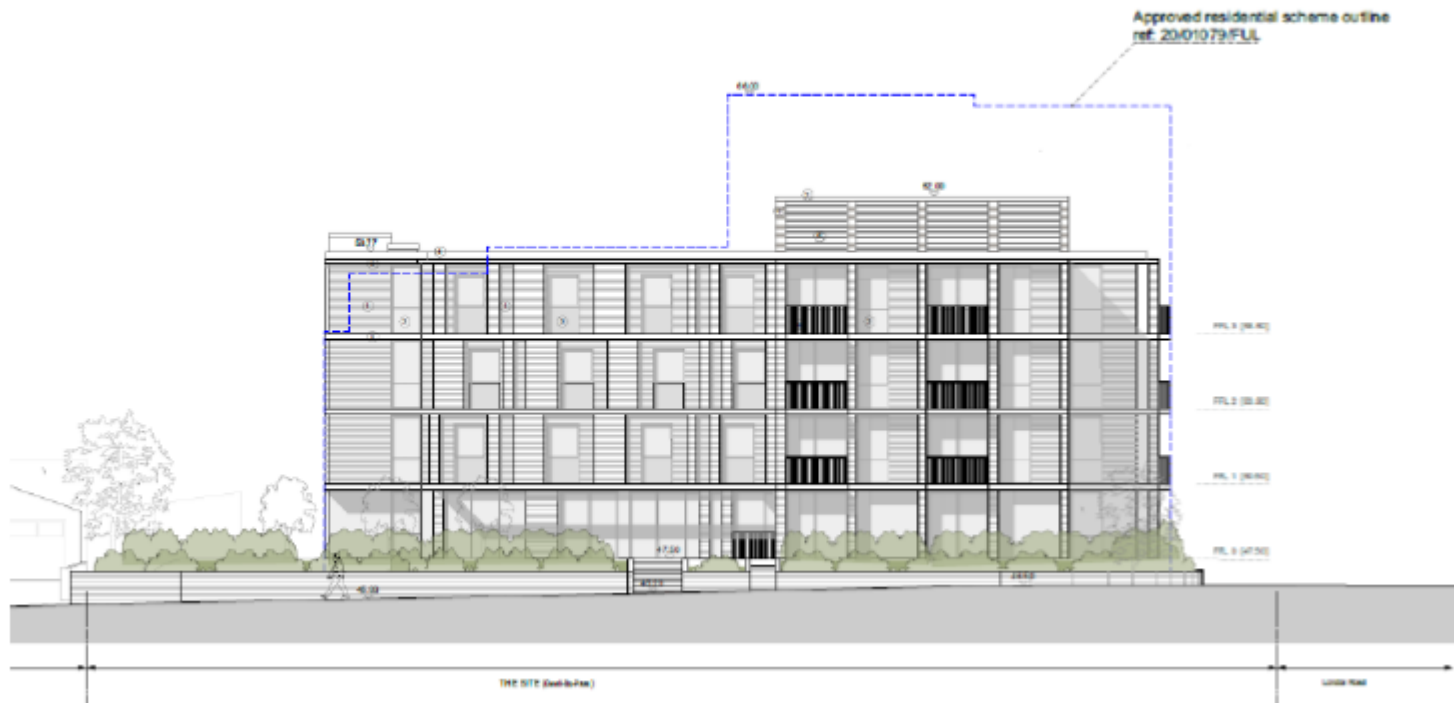
Ewell derelict site gets development go-ahead

21 January 2024



14th December 2023 Epsom and Ewell planning committee granted planning permission for a proposed development on the Ewell-By-Pass / London Road site. The application has come before the committee several times before and now has the go ahead. The plan involves construction of a three to five-storey building plus basement for use as a care home with up to 81 bedrooms and associated communal spaces and services, together with associated car and cycle parking, refuse storage and ancillary works.

Permission was granted subject to an extensive Section 106 Agreement. An agreement where the developer gives money to the Council for related development in the area. The agreement includes various Heads of Terms aimed at enhancing local infrastructure and ensuring compliance with planning policies.



The agreement involve provisions for bus stop infrastructure improvements, push-button controlled pedestrian crossing facilities, and the establishment of a 3-meter wide footway along specified frontages. Additionally, a Travel Plan Auditing fee of £6,150 has been stipulated.

The agreement specifies that if the Section 106 Agreement is not completed by June 14, 2024, the Council can refuse the application, citing non-compliance with key planning policies.

Several conditions have been imposed to regulate the development, including a stipulation that construction must commence within three years of the permission date. Details of external materials, a Construction Transport Management Plan, and a Car Park Management Plan must be submitted and approved before the initiation of construction.

Other conditions address aspects such as the provision of EV charging, pedestrian visibility zones, cycle parking facilities, and a Surface Water Drainage Scheme complying with national standards.

Furthermore, the development must adhere to specific noise control measures, internal noise criteria, and contamination risk management schemes. The planning committee has also mandated the closure of existing accesses, the laying out of parking and turning spaces within the site, and the implementation of measures to safeguard against unexpected contamination during development.

The approved plan emphasizes sustainable development objectives, highway safety, and adherence to national planning policies. The local planning authority has taken a comprehensive approach to ensure the proposed development aligns with visual amenities, character, and safety standards outlined in the Core Strategy (2007) and Development Management Policies (2015).

The developer must comply with these conditions to ensure the project aligns with national planning policies and local community interests.

The councillors voted 5 in favour and 3 against.

Related reports:

Care home plan lacked the “wow” factor

“Blot on the landscape” – Ewell care home inked in