

Elections Delayed as Surrey Faces Uncertain Future of Local Government Shake-Up

7 February 2025



Surrey residents will have to wait an extra year to vote in the county elections following the government's decision to postpone the polls from May 2025 to May 2026. The delay comes as part of a sweeping local government reorganisation that will see the biggest structural shake-up in fifty years. However, concerns are mounting over the rushed timetable, the fate of council debts, and the financial burden that could fall on responsible local authorities.

Reorganisation at Speed

The government's drive for local government reform is progressing at an accelerated pace, with councils required to submit interim proposals by 21 March 2025 and finalised plans by 9 May 2025. The reform aims to replace Surrey's current two-tier system - where Surrey County Council oversees borough and district councils - with unitary authorities that will consolidate power at a higher level.

Under plans being considered, a directly elected mayor could manage strategic services such as policing, fire and rescue, health, and education. However, uncertainty remains over whether the new unitary system will feature a single authority covering all of Surrey's 1.2 million residents or two to three smaller councils.

Who Pays the Price?

A key source of controversy is the issue of existing council debts, particularly in boroughs such as Woking, Spelthorne, and Runnymede, which have amassed a combined debt exceeding £3 billion. Woking has already declared effective bankruptcy, with Spelthorne and Runnymede under government scrutiny.

Local leaders across Surrey are voicing their objections to any attempt to spread the financial burden of these debts across councils that have maintained responsible fiscal management.

Councillor Richard Biggs, leader of Reigate and Banstead Borough Council, said: "Our view remains that plans should not support any restructuring of local government boundaries based on 'redistributing' the debt of other authorities." His council, along with others, has worked to maintain financial stability while continuing to provide additional services beyond statutory requirements.

The Residents' Association and Independents Group at Surrey County Council has strongly criticised the government's approach, arguing that it is forcing through change with "zero funding" while suggesting that costs could be covered by selling off council-owned assets. Group leader Councillor Catherine Powell raised concerns that the government expects local authorities to fund reorganisation through "capital receipts," which could mean selling buildings currently used to deliver essential services.

Opposition to Election Postponement

The Surrey Leaders Group, a forum representing the county's borough and district councils, has already voiced opposition to the decision to delay elections. Chair of the group, Councillor **Hannah Dalton**, (RA Epsom and Ewell for Stoneleigh ward), warned that the proposed reorganisation could remove decision-making from local communities and lacks clarity on how existing debts will be handled.

"There is a real risk that new authorities will be set up to fail," said Cllr Dalton, highlighting the potential for new unitary councils to inherit substantial financial liabilities without sufficient funding or support from the government.

A Distracted Local Government

Critics argue that the rapid timeline for reorganisation is an unwelcome distraction at a time when councils are struggling with increased demand for statutory services, including social care and housing. Concerns have also been raised about the practicalities of implementing a new financial IT system for the newly formed authorities, given that Surrey County Council's recent system overhaul has been plagued with problems.

With just weeks to prepare draft proposals and a final deadline in early May, councils across Surrey are left scrambling to determine the best way forward. The government's insistence on a rapid restructuring without clear funding commitments has left many questioning whether the changes will deliver better services—or simply create further financial and administrative chaos.

For now, Surrey residents must wait for further clarity on how their local government will be reshaped, and more crucially, who will bear the cost of these sweeping changes.

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Surrey mansion tax debated at County Council

7 February 2025



Plans for 'those with the broadest shoulders' to voluntarily pay more council tax to help those in need have been labelled 'morally corrupt' in a heated debate. The idea is based on a scheme introduced by Westminster Council in 2018, dubbed a "mansion tax".

Council Tax is based on the property value of a house if it was sold in April 1991 in England. For instance, Band H is for properties valued at over £320,000. But with the average house price in Surrey today at just over £600k, according to Rightmove, councillors agreed the council tax system needs reform.

Paul Follows, Liberal Democrat group leader, put forward an idea to ask residents in Band H if they would be willing to pay more money to support essential services and those in need. He asked the county council to "explore the creation of a voluntary contribution scheme" for those in the highest bracket of council tax.

But the Lib Dem's amendment to the budget was lambasted by councillors at a full council meeting on February 4. Members voted against proposal 43 against, 25 in favour and six abstentions.

Brandishing the proposal as "morally corrupt", Cllr Ernest Mallett MBE (Residents' Association and Independents/ West Molesey) argued many people, like himself, support charities which try to combat poverty. He said that for Cllr Follows to suggest a council with a £2bn turnover should attempt to "levy funds from residents" is "totally immoral" and "unjustified".

The suggestion was tabled as an amendment to Surrey's budget for 2025/26 at a full council meeting on February 4. Residents living in a Band H property will be facing a council tax bill of over £3,690 this year as the council's budget was approved.

Not a concrete plan, Cllr Follows proposed a cross-party working group would be created to flesh out the scheme's scope and structure. Then the designs would be brought back to council for consideration for the next financial year. He said: "It does not cost us a lot of money to try, and we may help a lot of people if we do."

Cllr Mark Nuti (Conservative/ Chertsey) said it was "an affront" to the people of Surrey who are generous with their time and money in the voluntary sector and philanthropic investors in the community.

Council leader Tim Oliver agreed and said Surrey "already has one of the highest council tax bills in the country". Cllr Oliver said members should focus more on local government reform rather than getting residents to pay extra.

Worried about the "unintended consequences" of the scheme, Cllr Denise Turner Steward (Conservative/ Staines South and Ashford West) said putting "moral pressure" on residents to pay more council tax to help others could "divert" funds away from much-needed charities in Surrey.

But not everyone shared the same view. "There is nothing iniquitous of asking those with more to consider voluntarily giving a little extra," said Cllr George Potter (Lib Dem/Burpham). "If that bastion of socialism in Westminster can manage it, then surely middle of the road Surrey can certainly manage it."

Other members took a more hard-line approach. "If you can afford a £3m or £4m house, you ain't poor," said Cllr Jan Mason (Residents' Association/ West Ewell). "They know they are buying housing in an affluent area, they are able to pay." She told the council many of the residents in her ward and it would be an "insult to my residents who are on really low income" if bigger council tax bands were not brought in.

Cllr Lance Spencer (Goldsworth East and Horsell Village), seconding the motion, said he understood not everyone in a Band H property would be able to contribute. However, the voluntary contribution could provide "an opportunity to make a significant impact to the county's future" with the "further degradation of services realistically inevitable".



Waverley Borough Council, where Cllr Follows is leader, has also sent a letter to residents asking for their thoughts on a proposal to introduce voluntary tax contributions to support projects and vulnerable residents across the borough.

Paul Follows speaking at full council meeting 4/02. (Credit: Surrey County Council live stream)

Political furies over Surrey election postponement

7 February 2025



Rival political parties are furious over the cancellation of Surrey's 2025 county council elections, with groups claiming the ruling Conservatives are "running scared".

The government announced on Wednesday (February 5) that it has accepted Surrey's request to postpone the county council elections for May 2025 to the following year. The county is now set to be part of the government's 'first wave' of simplifying and streamlining local authorities.

Specifics of how Surrey will be governed are still yet to be carved out but it could involve either a single mega authority with an elected mayor, or two to three smaller regions.

The news comes much to the despair of some political parties. Liberal Democrats and the Green Party saw a surging level of support in Surrey district and borough council elections last year and they were hoping to repeat the same success at a county-level.

Surrey MPs have reacted to the cancellation, with newly-elected Liberal Democrats claiming the "Conservative-led Surrey Council has denied local residents their voice".

A joint statement from the Lib Dem MPs in Surrey and the group leader read: "It is clear that the Conservatives are running scared and have succeeded in stopping these elections from happening in May, in a desperate attempt to cover up their own abysmal record.

"Meanwhile, the Labour Government has stood by and done nothing, knowing they can't win in Surrey.

"Voters are rightly fed up with this Conservative council and years of financial mismanagement. From endless potholes, to cutting local frontline services, to letting down thousands of children with special educational needs and much more, its record speaks for itself."

Tim Oliver, Leader of Surrey County Council, welcomed the decision to postpone the elections to allow for "detailed work for reorganisation" to begin while supporting residents. The Conservative member asserted that devolution is in the "best interest" of residents and businesses.

Meanwhile, the Green Party reacted with anger to the news. Cllr Jonathan Essex (Redhill East) said: "Our fragile democracy can't afford to ignore the people's right to vote." He said: "The local Conservatives have forfeited their right to represent the county as we face an uncertain future for local decision-making."

The Greens said it would have stood more candidates than ever before at the Surrey County Council elections as the party has been growing in popularity. Cllr Essex said: "People should have a real choice between the failed Tory and Labour parties [...] The real aim of so-called 'devolution' is quite the opposite: to move decision-making upwards to more unaccountable bodies."

But Surrey's two Labour county councillors said the delay was "good news for the people of Surrey". The pair said the change will hand power from Westminster to local people with new powers and a better deal.

"Surrey County Council was formed in 1889 so the world is very different now," Cllr Robert Evans (Spelthorne). The population of Surrey has more than doubled since Victorian times and much of what was Surrey then is now in London. The boroughs and districts were formed more than fifty years ago and don't serve the same purpose as they might have done then.'

Cllr Robert King (Runnymede) added: "In Surrey we have a two tier system which means service delivery can be confusing. Add to that we have 12 headquarters, 12 chief executives, dozens of deputies and more than a thousand councillors. A top-heavy system of local government does not serve our communities as well as it should."

Out of 16 local authorities which wrote to the government asking to postpone the May 2025 elections, only nine of the requests were accepted by Angela Raynor, Secretary of State for Housing, Communities and Local Government. Other councils that sought a delay included Warwickshire, Devon, Leicestershire, Gloucestershire, Kent and Worcestershire, and Oxfordshire.

"Any party calling for these elections to go ahead must explain how this waste would be justifiable," Ms Raynor said in her

announcement to the House of Commons. She added: “We’re not in the business of holding elections to bodies that won’t exist and where we don’t know what will replace them. This would be an expensive and irresponsible waste of taxpayer’s money.”

Describing the need for creating a sustainable unitary local government for Surrey as “urgent”, the Ministry for Housing, Communities and Local Government said postponing the elections will help “speed up” reorganising local government and its benefits.

Tim Oliver Surrey County Council leader - Surrey Live

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Surrey County Council Elections Postponed Until 2026 Amid Local Government Reforms

In a significant move reflecting the evolving landscape of local governance in England, the British government has decided to postpone the Surrey County Council elections, originally scheduled for May 2025, until May 2026. This decision aligns with the government’s broader devolution agenda, which seeks to streamline local government structures by transitioning from a two-tier system to single-tier unitary authorities.

The government’s devolution white paper, *Power and Partnership: Foundations for Growth*, published in December 2024, outlines an ambitious plan to decentralize power from Westminster to local regions. A key component of this strategy is the reorganization of existing two-tier local government areas into unitary authorities, each serving populations of at least 500,000 residents. The white paper states:

“Local government reorganisation: We will work with individual areas, inviting proposals from all remaining two-tier areas and those unitary councils where there is evidence of failure or their size or boundaries may be hindering their ability to deliver sustainable and high-quality services to their residents.”

This restructuring aims to enhance efficiency, improve service delivery, and provide clearer accountability by consolidating responsibilities previously divided between county and district councils. The government asserts that such a model will lead to: “Better outcomes for residents, save significant money which can be reinvested in public services, and improve accountability with fewer politicians who are more able to focus on delivering for residents.”

Surrey’s Inclusion in the Devolution Priority Programme: Surrey has been selected to participate in the first wave of the government’s Devolution Priority Programme. This inclusion necessitates a comprehensive review and potential reorganization of the county’s local government structure.

Tim Oliver, (Conservative) Leader of Surrey County Council, expressed his support for the initiative, stating: “Now we’ve received confirmation that Surrey is in the first wave of local government reorganisation and devolution priority programme, we will develop a business case for reorganisation and submit a draft to government in March.”

To facilitate this process, the government has decided to postpone the local elections scheduled for May 2025. This postponement allows the council to focus its resources on developing and implementing the reorganization plan without the immediate pressures of an electoral cycle. Oliver emphasized the practical benefits of this delay: “The resource and time that would have been spent on elections for a soon-to-be-abolished council can now be directed to working on the best possible outcome of reorganisation for Surrey.”

The decision to delay the elections has elicited mixed reactions across the political spectrum. **Helen Maguire**, Liberal Democrat MP for Epsom & Ewell, criticized the move: “The decision to allow this Conservative-led council to postpone the election and silence the voice of our community is scandalous.” She further contended that the postponement serves political interests. Maguire also highlighted concerns about the council’s performance, citing issues such as “endless

potholes,” cuts to local frontline services, and shortcomings in supporting children with special educational needs. She concluded: “Democracy delayed is democracy denied, and the people of Epsom, Ewell, Ashted and Leatherhead must be allowed to decide who they think is best to lead Surrey County Council through this time of significant change.”

The Labour Group of councillors in Epsom and Ewell, however, welcomed the postponement of the elections. Cllr **Kate Chinn** (Court Ward) stated: “Those who are calling for the elections to go ahead need to explain why we should vote again for an authority with just a year to go. It would be a costly and unnecessary exercise.”

Surrey County Labour Party also expressed support for the devolution plans. Cllr Robert Evans commented: “This is good news for the people of Surrey as it will open the doors for more local decision-making as the government has agreed to devolve additional powers to new unitary authorities and regional mayors.” Evans emphasized the need for modernisation: “Surrey County Council was formed in 1889 so the world is very different now. The population of Surrey has more than doubled since Victorian times and much of what was Surrey then is now in London. The boroughs and districts were formed more than fifty years ago and don’t serve the same purpose as they might have done then.”

Cllr Robert King added: “In Surrey, we have a two-tier system which means service delivery can be confusing. Add to that we have 12 headquarters, 12 chief executives, dozens of deputies and more than a thousand councillors. A top-heavy system of local government does not serve our communities as well as it should.”

Jonathan Carr-West, Chief Executive of the Local Government Information Unit (LGIU), acknowledged the mixed reception of the announcement within the sector: “Councils were given 16 working days to put their applications together... Countless hours were spent by council staff and elected members who worked incredibly hard over the Christmas period to meet this deadline.” Carr-West emphasized the need for transparency in the decision-making process: “It is essential that we understand more about the decision making process around this as there will undoubtedly be some places that feel they have been marched up the hill and then marched down again having spent considerable amounts of time and political capital getting to this point.”

Financial Implications and Debt Concerns: A significant aspect of the reorganization involves addressing the financial disparities among Surrey’s councils. Several boroughs, such as Woking and Spelthorne, are grappling with substantial debts due to ambitious investment strategies.

Woking Borough Council declared effective bankruptcy in 2023, burdened by debts exceeding £2 billion from failed large-scale projects. Spelthorne Borough Council faces over £1 billion in debt from investments in commercial properties. In contrast, Epsom and Ewell Borough Council has maintained prudent financial practices, consistently balancing its budgets and avoiding unsustainable debt levels. This disparity raises concerns about the equitable distribution of debt in the proposed unitary authority. Residents of fiscally responsible boroughs like Epsom and Ewell question the fairness of assuming responsibility for the substantial debts incurred by other councils.

Councillor **Tim Oliver** has advocated for central government intervention to address these financial challenges: “The Labour Government has set up their agenda in the white paper and that is to create Mayoral Strategic Authority (MSA) across England... If you don’t reach an agreement locally, then they will legislate. It’s going to happen. It’s better that we try to control or have some influence over what happens rather than have it imposed on us down the line.”

Future Steps and Considerations:

The postponement of the Surrey County Council elections provides a window for detailed planning and consultation regarding the proposed reorganization. The council is expected to submit a draft business case for reorganization to the government in March, with a full proposal to follow in May. The government will then evaluate these proposals, conduct consultations with affected bodies, and make decisions on the future structure of local government in Surrey.

Throughout this process, maintaining transparency and engaging with residents will be crucial. Tim Oliver sought to give assurances: “I can be absolutely clear that, throughout this process, our vital work supporting residents will continue—services will be delivered and we will still be here for those who need us most—until whatever new council is fully established to take on that delivery.”

The debate over the postponement underscores broader concerns about governance, fiscal responsibility, and democratic accountability. As the reorganization progresses, the challenge will be to ensure that reforms deliver tangible benefits for Surrey’s residents while preserving democratic integrity and local representation.

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Planning a house extension in Epsom and Ewell? A hard lesson from Waverley

7 February 2025



A man who was charged £70,000 by a Surrey council said it was a “watershed moment” to be given recognition of his struggle and the right to appeal. A couple were slammed with a hefty fee for a home extension and given no opportunity to argue their case.

Community Infrastructure Levy (CIL) is a legal charge designed to get developers to financially contribute towards essential infrastructure. While self-builders and home extensions are exempt from CIL payments, in Waverley applicants must first complete the necessary paperwork for this.

But with residents being unaware they need to apply for an exemption, or due to paperwork errors, some people have unexpectedly had to face extortionate CIL charges and terrifying enforcement action.

Steve and Caroline Dally were granted planning consent to demolish and replace an existing home extension that was exempt from CIL. However, after seeking permission to make some minor amendments (for which consent was granted) they suddenly and unexpectedly faced a £70,000 CIL charge, with no appeal.

Unlike in criminal cases, the paperwork and administrative processes of CIL means people could accidentally face charges between £40,000- £235,000 and have no right for their case to be reconsidered.

They pursue you relentlessly to get the money out of you,” said Steve Dally, “There’s no compassion, there’s no understanding.” He explained the council told him he had 60 days to pay the £70k or his home in Godalming was at risk of being re-possessed and he would go to prison. As this was the start of the Covid lockdown in 2020, he feared the worst.

The 65-year-old has been forced to increase the mortgage on his home by £400 per month, pending full repayment when he turns 70. He may have no choice but to sell the home he has worked his entire life for, just to settle this debt. “It’s traumatic,” Mr Dally said. “You lose sleep and end up crying your eyes out- what can you do about it?”

Fighting the council since 2020, Mr Dally had approached councillors and the local MP and the ombudsman to change the CIL charge levied against him and his wife. But none of them could ultimately remove the fee.

On Tuesday, January 28, **Waverley Borough Council** agreed to ensure the public have the right to appeal the CIL charges. Mr Dally described it as a “watershed” moment as it was the “first time that someone was prepared to stand up and fight for you”.

Speaking out for the victims, Councillor Lauren Atkins said the “Life-changing unintentional impacts of CIL have resulted in debt, depression and years of feeling unheard and being unanswered.” She called for the council to collaborate and seize the “opportunity to see justice for those wronged”.

But now, householders previously subject to CIL liability can request a discretionary review by Waverley Borough Council within a window from 1 June 2025 to 31 May 2026. The council agreed to have a discretionary review of CIL payments for householder applications and will consider refunds of CIL previously collected.

Mr Dally said the change did not guarantee victims were going to get their money back. “It’s a long way to go yet,” he said, arguing it depends on how “compassionate” the reviewer will be of people’s cases. “There will be a lot of people in Surrey that will be impacted by the same and will not know which way to turn.” he said.

Speaking to the Local Democracy Reporting Service (LDRS), Mr Dally reeled off other people who had been found foul of the CIL charge on their residential properties. He said one man was charged £200k and a wife looking after her husband with dementia was fined £40k.

Councillor Jane Austin said: “We see the unintended consequence of this aspect of s legislation has caused great financial and emotional distress to people who have unwittingly broken rules they didn’t know existed.”

She acknowledged Waverley council is, going forward, trying to ensure householders are made aware of CIL and its exemption paperwork. Cllr Austin added: “But we need to right this wrong for those who have already had to make these huge payments.”

Leader of the council, Cllr Paul Follows, said work is already being done to investigate the CIL levy issues but welcomed the cross-party collaboration. The CIL levies will be reviewed as part of the council’s Local Plan process, according to Cllr Follows.

“I hope the poor folk who are being pestered by Waverley to pay these charges will be left alone until we have resolved this,” said Cllr Michael Goodridge. He raised concern that he has been told everyone has been looking at the issue for a while, but it could take a lot more time in the Local Plan.

The Liberal Democrat council leader also added the CIL regulations was something his party had inherited from the previous administration. Members also broadly agreed more education of the CIL process was needed, both for councillors and the public.

Emily Dalton

Steve Dally (right) and his wife Caroline. (Credit: Steve Dally)

What is the position in Epsom and Ewell?

Community Infrastructure Levy (CIL) in Epsom and Ewell Borough

The **Community Infrastructure Levy (CIL)** is a charge imposed by **Epsom and Ewell Borough Council** on certain types of new development. It helps fund local infrastructure, such as schools, healthcare facilities, and transport improvements.

Does CIL Apply to Single Residential Developments or Home Extensions?

When CIL is Payable

CIL **applies** if your project involves:

- **New dwellings** - Any development that creates a new residential unit is **liable for CIL**, regardless of size.
- **Large extensions** - If an extension or new build increases the **gross internal floor area** by **100 square meters or more**, CIL applies.

When CIL is NOT Payable

You may **not** have to pay CIL if:

- Your project **adds less than 100 square meters** of additional internal floor space (unless it creates a new dwelling).
- You qualify for **exemptions or reliefs** (see below).

CIL Exemptions and Reliefs

Some developments may be **exempt** from CIL, including:

- **Self-build homes** - If you're constructing your own home, you can apply for a **self-build exemption**.
- **Residential annexes or extensions** - If the work is for your own use and meets specific criteria, it may be exempt.
- **Affordable housing** - Developments that meet affordable housing requirements are exempt.

Important: You must **apply for exemptions before starting construction**. Failure to do so may result in the **full CIL charge** becoming payable.

How is CIL Calculated?

CIL is based on the **net increase** in **gross internal floor area (GIA)** and is subject to **annual indexation**.

Current Residential CIL Rate (2025): £204.50 per square meter
(Source: Epsom & Ewell Borough Council)

CIL Process & Next Steps

If your project is subject to CIL, follow these steps:

1. **Submit a Planning Application** - Include the required **CIL forms** when submitting your application.
2. **Complete an Assumption of Liability Form** - Before starting work, submit this to the Council.
3. **Submit a Commencement Notice** - Notify the Council **before construction begins**.
4. **Receive and Pay Your CIL Charge** - Once the Council issues a **Demand Notice**, make the payment as required.

More Information & Guidance

For full details, access CIL forms, and check the latest updates, visit:

Epsom & Ewell Borough Council CIL Guidance

Sam Jones

What might local government reorganisation mean for Epsom and Ewell?

7 February 2025



As Surrey faces a significant overhaul of its local government structure, residents of Epsom and Ewell are rightfully concerned about the potential financial repercussions. The proposed reorganisation may lead to two unitary authorities that merge the county's 11 borough and district councils, a move intended to streamline services and reduce administrative costs. However, this consolidation raises pressing questions about fiscal responsibility and the equitable distribution of debt, particularly for boroughs like Epsom and Ewell that have historically maintained prudent financial practices.

The Financial Landscape of Surrey's Boroughs

The Epsom and Ewell Times has just published three reports detailing the financial woes of three councils within Surrey that are grappling with substantial debts resulting from ambitious investment strategies.

- **Woking Borough Council** declared effective bankruptcy in 2023, burdened by debts exceeding £2 billion due to failed investments in large-scale projects. The council has since been compelled to implement severe austerity measures, including significant tax increases, service closures, and asset sales.
- **Spelthorne Borough Council** faces over £1 billion in debt from investments in commercial properties. A recent audit revealed "significant weaknesses" in financial record-keeping, inadequate plans to address looming budget gaps, and concerns over governance and internal culture.
- **Guildford Borough Council** is confronting a challenging financial future, with projected budget gaps escalating to £5.9 million by 2028/29. The council has acknowledged the need for cost reductions and increased income to manage these pressures.

Epsom and Ewell's Prudent Financial Management

In contrast, Epsom and Ewell Borough Council has consistently balanced its budgets or been able to use reserves to meet its obligations, demonstrating fiscal discipline and effective financial stewardship. This prudent management has enabled the council to maintain most services and infrastructure without accruing unsustainable debt levels.

The Justice of Debt Redistribution

The proposed reorganisation raises a critical question: Is it just for residents of financially prudent boroughs like Epsom and Ewell to assume responsibility for the substantial debts incurred by other councils? Merging councils into larger unitary authorities could lead to a pooling of assets *and liabilities*, potentially obliging Epsom and Ewell's residents to contribute to servicing debts they had no part in accumulating.

This scenario not only challenges principles of fiscal fairness but also risks penalising councils that have exercised sound financial management. It is imperative to consider whether it is equitable for residents to bear the financial burdens resulting from the mismanagement of neighbouring authorities.

Calls for Government Intervention

Recognising the potential injustice, Surrey County Council's leader, Councillor Tim Oliver, has advocated for central government to write off the significant debts of councils like Woking before proceeding with devolution plans. This approach aims to mitigate the financial risks associated with high debt levels and prevent the unfair distribution of financial burdens across the county. How likely is it that a Labour Government will write off a debt accumulated by Woking under its previous Conservative led Council?

The Path Forward

As discussions about local government reorganisation progress, it is crucial to ensure that any new structures are underpinned by principles of fiscal responsibility and equity. Potential solutions include:

- **Debt Segregation:** Isolating the debts of heavily indebted councils to prevent them from being transferred to newly formed unitary authorities.
- **Government Debt Relief:** Advocating for central government intervention to alleviate or write off unsustainable debts, ensuring that the financial missteps of certain councils do not adversely impact the entire county.
- **Transparent Financial Assessments:** Conducting comprehensive financial evaluations of all councils involved in the reorganisation to inform fair and equitable decision-making.

The proposed reorganisation of Surrey’s local government presents an opportunity to enhance efficiency and service delivery at the cost of Borough based democracy. However, it also necessitates careful consideration of the financial implications for all residents. Epsom and Ewell’s community, having benefited from prudent financial management, should not be unduly burdened by the debts of other councils. It is incumbent upon policymakers to design a reorganisation framework that upholds fiscal justice, ensuring that the residents of Epsom and Ewell are not unfairly disadvantaged in the pursuit of broader administrative reforms.

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Will Epsom and Ewell be bailing out Woking?

7 February 2025



Debt-ridden Woking Borough Council has approved the sale of two more assets as it continues slashing its way to a balanced budget.

The bankrupt authority, with debts of more than £2billion, is undergoing a full review of the buildings it owns as it’s forced to sell them off to try to ease the burden on the taxpayer if and when a Government bailout happens.

The two most recent sell offs are the Egley Road Barn Site and Sheerwater Nursery. They are currently being used by the Woking Gymnastics Club and a charity.

Woking Borough Council went effectively bankrupt in 2023 on the back of a failed investment strategy to regenerate parts of the borough and has since had to raise its share of tax by 10 per cent, close a raft of public services including toilets, lose about 60 staff members and stop funding to community groups.

Borough leader Councillor Anne-Marie Barker told the Thursday January 16 executive committee: “It’s part of our asset disposal program to help to reduce the debt at Woking Council.”

The meeting heard that an earlier bid to sell Egley Road had fallen through but a second offer had since been accepted.

Councillor Dale Roberts said: “The purchaser progressed their offer in good faith but has ultimately withdrawn. The recommendation is to transact with the next highest bidder.

“The recommended purchaser, the new bidder, has submitted the highest financial offer on a conditional basis subject to planning.”

Exact details of what this is, and the value of the bids, are still being kept private.

He added: “These decisions aren’t purely economic, it’s a key factor for this council of course as it’s engaged in an asset disposal and debt reduction programme but it’s not purely economic” and that the decision “also aligned with the Woking for all strategy”.

He said: “It will help deliver a thriving community through partnerships.”

Tenants Woking Gymnastics Club has been sent what the council calls a “letter of assurance” outlining what help the authority can provide going forward “in terms of balancing everyone’s interest”.

Cllr Roberts said: “We are doing everything we can though with Woking Gymnastics Club to facilitate their extension at the new site at Kingfield.

He added: “The disposal will facilitate the regeneration of the site.

“It will complement the existing development of residential land on the adjacent land holding and it will increase the provision of homes within the borough.

“It will also of course generate a capital receipt.”

The Sheerwater site, in Blackmore Crescent, has been sold to a “special purchaser because advantages have been found for their ownership that would not be available to other buyers.”

The two-storey community building, together with parking and a garden, does not currently provide the council with any rental income. It is being let to a charity that leases the entire site for free. The charity licences part of the building to a children’s nursery with the income retained by the charity to support its operation.

The report into the sale read: “The authority recognises that this may require difficult decisions to be made as part of the wider transformation policy and an important priority for the council is to revise its approach to property ownership and to identify opportunities to raise both income and capital receipts from the disposal of surplus properties within the context of supporting current/future council expenditure/debt.

Will Epsom and Ewell be bailing out Guildford?

7 February 2025



A Surrey council faces tough decisions in the future after receiving a “very difficult financial settlement from the government”.

Guildford Borough Council has no extra funding to meet inflation and demand pressures, meaning it will have to cut costs and increase income to make ends meet. Cost pressures looming over the council stand at over £3m, with National Insurance increases and developments causing the most strain.

The local authority said it has been told the settlement it would receive from the government for the financial year 2025/26. However, the “significant change” for the next year is Guildford council will not have a cash increase despite an assumed council tax rise of 2.99%.

Even though residents and businesses may face increased council tax and business rates, without extra government funding, the authority’s overall “Core Spending Power” will remain the same,” the council’s report stated.

No additional funding is coming to meet the cost of pay awards from the central government, inflation and demand pressures. Guildford Council is therefore reliant upon cost reduction and increasing income to meet these costs. Richard Bates, Guildford Council’s Chief Financial Officer, said: “In the light of a poor settlement, we’ve done the best we can.”

The projected budget gap is expected to grow from 0 in 2025 to potentially £5.9m in four years (2028/29) with a at least a £1.6m increase every year, Service costs from the council are projected to rise from £16.4m in 2025/26 to potentially £20.3m in 2028/29.

Council officers said they will be looking to attack the gap with a series of measures, including budget reviews across the board, service reviews, and comparing charges (e.g. Car parking) with neighbouring councils.

Cost pressures facing the council currently stand at around £3.18m, with the biggest demands coming from firstly the rise in National Insurance and then capital spending on developments.

National Insurance (NI) increases were announced in the Chancellor’s autumn statement and the combined cost of these changes adds up to around £1,000 per employee, according to council documents. Not only affecting public bodies, the rise in NI costs could impact contractors and suppliers to the council and push up costs further.

The government is providing some support to public sector employees, but the actual amounts were not announced as part of the provisional settlement. The Ministry of Housing, Communities and Local Government said it plans to put £69bn into council budgets across England.

Paying for the council’s “ambitious” building programme is a significant part of the financial gap, with large amounts being borrowed for major schemes like the Weyside Urban Village development. However, the cost of borrowing has increased significantly since many of the major schemes in the capital programme were approved, in line with the council’s report.

Although the 10-year-project will require significant borrowing, the council is managing the levels of debt by selling assets. Officers have warned that a borrowing strategy for the next few years will be “critical” to ensure interest costs are minimised and that long term deals are secured at competitive and affordable rates.

However, the Chief Finance Officer said in his report that the “on-going inflation pressure on land values leave a



significant projected deficit on [the Weyside Urban Village] scheme". He added that a "mitigation strategy needs to be agreed in Spring '25".

A decision on the council's medium term budget (2025/2026- 2028/29) will be made at full council on February 5.

Outside Guildford Borough Council (Credit: Google Street View)

Will Epsom and Ewell be bailing out Spelthorne?

7 February 2025



"Significant weaknesses" in a council's financial records have been laid bare in a new report.

External auditors for Spelthorne Borough Council said they could not fully assess or complete the financial statements as there was inadequate record keeping. Many queries remained unanswered, said auditors, who reported they were unable to conclude on the 2023/2024 closing balances.

"Without complete and accurate information, the Council cannot have full confidence in the financial decisions reached," the report said. "The finance papers are detailed but, in our judgement, can be confusing to follow, contain contradictory information in the same paper and lack a clear narrative by way of explanation."

Spelthorne Council has not fully addressed the funding gaps and risks within its financial plan, according to the report. The latest outline budget for 2025/26 reported in December 2024 shows the council closing its £0.3m funding gap in 2025/26 but it has larger gaps of £3.5m and £5.4m predicted for the following consecutive financial years 2026/27 and 2027/28. The report said the council does not have agreed plans to address the budget gaps which amount to around 15-20 per cent of net revenue expenditure.

Although the council has a significant amount of investment properties for which it receives commercial rents, auditors found recording keeping for monitoring the key leases was "inadequate". The council had around £52m in commercial rents in 2023/24 but auditors could not be assured by the amount recognised and the cash received.

The "uncomfortable" report made for "stark reading" by both councillors and officers. Councillor Karen Howkins told members Spelthorne "is a council in crisis" at an Audit Committee council meeting on January 28.

Auditors raised concerns that the minimum revenue position (MRP) - the amount of money the council must put aside in its budget each year to ensure it can repay debt incurred for capital expenditure- is likely to have been played down significantly. But auditors said they did not have enough evidence to conclude this was the case.

Spelthorne Council is currently facing over £1bn debt from investing in shops and offices, including Elmsleigh Retail Centre in Staines. Paying this sum for the next 50 years, auditors stressed the council were not "effectively managing" the risk.

Auditors also highlighted issues around Spelthorne's accounts for purchasing three commercial properties including Carter Building, Thames Tower and Porter Building- worth £351m. The report reads that Spelthorne council only paid £297.9m for the properties and the total figure was 'grossed up' by £53.7m to include tax and added the debt to its balance sheet.

The first audit the council has received since 2017/18, auditors noted auditing requirements and have changes and standards have increased. The report also highlighted issues with council staff not having capacity or capability to carry out or send through the work required for the audit.

Officers said a training session will be provided for council staff and, in future, staff will be separated between those working on the audit and those working on the council's overall budget setting.

Several issues and weaknesses were identified during the audit and 16 recommendations have been put forward.

The report flagged "significant weaknesses" in governance arrangements and "extremely poor relationships" between some political groups is impacting the council's financial management. Auditors recommended the council "urgently" address the issue of trust and apparent "toxic culture" between members and officers.

An LGA Peer review in November 2022 concluded: "There is poor behaviour by some councillors towards each other and staff which is widely recognised as damaging the council's reputation. It is also affecting staff morale and the organisation's ability to retain and recruit staff." As of January 2025 there have been 10 complaints outstanding with the monitoring officer regarding councillor behaviour.

Image: Spelthorne Borough Council offices in Knowle Green, Staines. Credit: Emily Coady-Stemp



Surrey County tax increase vote

7 February 2025

Valuation band	Core precept	ASC precept	Overall precept
A	£1,039.83	£191.07	£1,230.90
B	£1,213.13	£222.92	£1,436.05
C	£1,386.44	£254.76	£1,641.20
D	£1,559.74	£286.61	£1,846.35
E	£1,906.35	£350.30	£2,256.65
F	£2,252.96	£413.99	£2,666.95
G	£2,599.57	£477.68	£3,077.25
H	£3,119.48	£573.22	£3,692.70

A council tax hike could be hitting Surrey as members take the first look at the county’s budget. Residents could see a maximum increase of 4.99 per cent on council tax, meaning a rise of £1.69 a week for a Band D household.

The proposed increase, which would come into force from April, was agreed by the cabinet on January 28 and will be voted on at Surrey Council’s budget meeting next week on 4 February.

“I absolutely recognise the pressure that any increase in council tax will put on households,” said Tim Oliver OBE, Surrey County Council leader, at the cabinet meeting. But the leader added increasing council tax was important to “balance our budget and to ensure we can continue to deliver improved and increased services meeting the demand we know we will experience”.

Surrey county council said there is a significant pressure on this year’s budget due to the rising demand for services, like adult social care and children’s home to school transport, combined with inflation and added national insurance contributions- which has resulted in a higher cost of delivery.

Council documents state that for the local authority to balance the books, it has to hike up council tax by the maximum 2.99 per cent, and increase the Adult Social Care Precept by 2 per cent. The final budget for 2025/26 proposes total funding of £1,264.1m, an increase of £55.7m from 2024/25.

Currently a Band D property pays £1,758.60 a year in council tax, but following the maximum increase in tax, residents could see themselves forking out almost £88 extra. This would bring the total up to £1,846.35 a year. People living in Band H properties could have to cough up £3,692.70 a year for the county council.

This does not take into account other charges in a household’s council tax bill, such as parish precepts, or the police and crime commissioner’s precept. Surrey’s Police and Crime Commissioner (PCC), Lisa Townsend, has heavily indicated she wants the precept to increase by roughly 4.3 per cent. A decision on the PCC’s budget is also due on Monday February 3.

Council reports state the local authority “continues to see exponential increases in demand for services” particularly adult and children’s social care as well as Home to School Travel Assistance. It adds that the demand for these services has resulted in a “need for further efficiencies”, or cuts, within the services and increasing council tax to balance the books.

Draft proposals show the Adult social care budget has been increased by £18.7m and the Children, Families and Lifelong Learning budget (which includes home to school transport) has gone up by £19.2m. However, the county council is also making ‘efficiency savings’ or cuts to the departments, £33m and £12.6m respectively.

The increase in council tax comes after the new government announced a rise in both the National Living Wage and in Employer’s National Insurance Contributions. Not only will this increase the county council’s own wage bill, it may impact its suppliers and potentially lead to increased costs all round. Compensation funding for local councils was not confirmed in the provisional Local Government Financial Settlement, leaving Surrey with some uncertainty.

Speaking to the cabinet, Cllr Oliver said the council has seen “higher levels of inflation than predicted”, an increase in national insurance contributions and national living wage, as well as the cost of borrowing for capital investment has continued to rise as interest rates remain high. The council leader also pointed out the increased demand for services, particularly mental health, and pressures on the health system.

“We have achieved financial stability and we are not in the same position as many other authorities across the country,” said Cllr Oliver. “We have not asked the government for extra financial support and we are not proposing to seek a referendum on increasing our council tax above the permitted 4.99 per cent.”

Heritage at the heart of Epsom and Ewell

7 February 2025



The Licensing and Planning Policy Committee (LPPC) of Epsom & Ewell Borough Council convened on January 23rd, to address several key issues, including the annual Heritage Champion’s statement, fees and charges for 2025/26, budget estimates, and an urgent decision regarding the local development scheme. The meeting, held at the Epsom Town Hall and broadcast online, saw a full agenda with a number of significant decisions taken.

Heritage Champion’s Report Praised

A highlight of the evening was the presentation of the Heritage Champion’s annual statement by Councillor **Kim Spickett** (RA Cuddington). This was the first such statement that Committee Chair, Councillor **Peter O’Donovan** (RA Ewell Court), could recall seeing. Councillor Spickett, unfortunately, was not present at the meeting due to a prior engagement at the Epsom Playhouse (The Band of the Scots Guard: Gala Concert staged by Cllr **Dr Graham Jones** MBE RA Cuddington, for the Mayor’s charities), but her report was met with high praise from committee members.

Councillor **Phil Neale** (RA Cuddington) lauded the “enthusiasm and the depth of the research” in her report, adding that “it really does show... that there is such a deep heritage in Epsom”. Councillor **Julie Morris** (LibDem College) echoed this sentiment, saying “ditto that” and praised Councillor Spickett for her work in trying to trace the culverts in the area. Councillor O’Donovan also acknowledged the work done, noting “it is a remarkable work and it shows you what I think, really, what a champion should be providing”. The committee unanimously resolved to receive and note the annual statement of the Heritage Councillor Champion.

The Heritage Champion’s report detailed a number of local heritage projects. Some examples include:

- **St. Martin of Tours Church:** Councillor Spickett detailed a fact-finding mission related to the car park, noting issues of ownership, access permissions, and the involvement of English Heritage and the Church of England. She also highlighted a musket ball lodged in the old wall, masonry around the steps and a red granite edging under the tarmac. Her report also focused on how non-permeable areas in town displace water and cause surface flooding, a problem she has experience of with the South East Rivers’ Trust.
- **D-Day 80 Commemoration:** Councillor Spickett was tasked with designing a badge for the Girl Guides and Scouts to commemorate D-Day. She also provided research material for a reading at the ceremony, which was a letter home from Captain Gerald Ritchie.
- **Mysterious Streams and Tunnels:** Councillor Spickett discussed her interest in the borough’s hidden history, including the industrial past of the Pound Lane/Kiln Lane area. She made reference to the brickworks that sprang up all over the borough.
- **The Hogsmill River:** Councillor Spickett detailed a project that aimed to raise awareness of the importance of a clean river. This involved the creation of an information lectern at the Hogsmill Tavern, with funds from a Surrey County Council grant.
- **Old Barn in Woodcote Ward:** Councillor Spickett has been investigating an old barn, with the help of local photographer, Richard, noting a need for its sympathetic restoration.
- **Shadbolt Park** Councillor Spickett has worked with officers to develop a heritage and natural history information board.
- **Park Wall to the Durdans** Councillor Spickett has met with Councillor Liz Frost to look at a listed clunch wall which is covered in graffiti.
- **Royal Connections at Durdans** Councillor Spickett has detailed connections to the Royal Family and scientists who have stayed at the Durdans.

Fees and Charges for 2025/26 Approved The committee then moved to discuss and approve the fees and charges for the upcoming financial year. A council officer explained that pre-application advice and planning performance agreement fees would remain at the 2024/25 level. However, planning application fees, which are set nationally, are expected to increase by the Retail Price Index (RPI) from April 2025. Many general licensing fees were set to increase by 6%, whilst taxi licensing fees would mostly remain unchanged due to a rise in operators, except for Hackney Carriage and Private Hire drivers whose fees would increase by 3% and 7%, respectively, and missed appointments without notice rising by 7.7%.

Councillor **Robert Leach** (RA Nonsuch) raised a question about some of the licensing fees, wondering “do we really have all these things going on? I mean, I’m not aware how many zoos do we have”. A council officer clarified that there was one zoo. Councillor Phil Neale also asked about additional charges for retrospective planning applications. A council officer clarified that these are set nationally and not included in local fees. The committee resolved to agree on the fees and

charges for 2025/26 as set out in the appendices.

Budget Estimates for 2025/26 The committee also reviewed the budget estimates for licensing and planning policy services for the next financial year. A council officer reported that the second quarter outturn for 2024/25 showed no net variance against the budget. The base net budget for 2025/26 is set at £1.279 million, compared to £1.237 million for 2024/25. An additional £94,000 is expected in revenue, which will be used to fund additional staff and a new software system.

Councillor **Clive Woodbridge** (RA Ewell Village) asked whether expenditures relating to the local plan were included in the budget. A council officer clarified that these costs are funded from reserves and strategy resources, but the costs of staff working on the local plan were included within the planning policy section of the budget. The committee resolved to recommend the 2025/26 service estimates for approval at the full council budget meeting in February.

Urgent Decision on Local Development Scheme

Finally, the committee noted an urgent decision made by the Director of Environment, Housing, and Regeneration regarding the Local Development Scheme. A council officer explained that the scheme needed to be updated to align with a new government timetable. This required moving the consultation period to December and the submission to March, rather than the previously scheduled dates of January and May. The committee resolved to note the urgent decision and the reasons for it.

The meeting concluded with the committee having made important decisions regarding the borough's planning and licensing policies, demonstrating their commitment to the efficient operation of local governance.

Related report:

Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

Image: A spoof Epsom and Ewell Times report contained in Cllr Spickett's Heritage Report. Click [HERE](#) to see her full report within the "Reports Pack" presented to the LPPC councillors. We are taking no action for the unauthorised breach of copyright of our logo!

Epsom and Ewell car parking fees on new levels

7 February 2025



Epsom and Ewell Council Approves Changes to Car Parking Fees and Policies for 2025/26

In a meeting of the Environment Committee on 21 January 2025, councillors approved a series of changes to car parking fees and policies across the borough. The measures aim to address financial targets, enhance service provision, and offer new concessions for cultural activities. After detailed discussions, the committee voted to adopt the proposals, with amendments led by Councillor **Julie Morris** (LibDem, College).

Fee and Permit Adjustments

The committee voted (6 for, 1 against, 1 abstaining) to implement proposed changes to car park fees and permit prices for the 2025/26 financial year. Notable adjustments include:

- A 10% increase in parking fees at the Ashley Centre for up to 3 hours, rising from £5.00 to £5.50.
- Revisions to parking permits for residents and businesses.

Councillor Morris expressed concern about the annual increases in parking charges, stating, "We cannot be doing this year on year." She urged the council to explore alternative ways to balance the budget without consistently raising costs for residents. In response, Councillor **Liz Frost** (RA, Woodcote and Langley), Chair of the Committee, emphasized that not all charges were increasing, highlighting the reduction in evening parking fees under the new flat rate structure.

Special Concessions for Performers and Shoppers

Councillor Morris successfully secured amendments to the proposed concessions for Epsom Playhouse performers, crew, and technical teams. The adopted recommendation ensures these concessions align with current practice and take effect immediately. She also pushed for a defined timeframe for the Christmas parking concessions, resulting in the committee's agreement to offer discounted festive parking for the next two years.

The committee unanimously approved:

1. **Concessionary parking rates** for Playhouse-affiliated individuals, effective immediately.
2. The continuation of **discounted Christmas parking offers** for the next two years, aimed at boosting local shopping and economic activity during the festive period.

Simplified Evening Parking

The committee agreed to standardize evening parking charges across the borough. From Monday to Saturday, a flat rate will now apply:

- £5.00 for major car parks like the Ashley Centre.
- £2.50 for smaller facilities such as Dorset House and Stoneleigh Parade.

This change simplifies parking for residents and visitors, with some charges lower than before.

Implementation and Public Engagement

The Head of Housing & Community was authorized to implement the changes and address any public representations. Feedback from residents and businesses will be reviewed by the committee in March 2025.

Decision Breakdown

The resolutions were approved with varying levels of support:

- The fee and permit adjustments passed with six votes in favor, one against, and one abstention.
- Concessionary parking rates for Playhouse performers and Christmas offers were unanimously adopted.
- The Head of Housing & Community's authority to implement the changes was approved with five votes in favor, one against, and two abstentions.

Next Steps

The updated fees and concessions will take effect on 1 April 2025. Residents are encouraged to familiarize themselves with the changes and provide feedback to the council.

Councillors will continue to monitor the impact of the changes, balancing the need for sustainable revenue with affordability and accessibility for the community. The committee will revisit the parking policies in March 2025 to review public input and adjust as needed.

Epsom Playhouse £1.50 per ticket fee from 1st April

7 February 2025



The Epsom Playhouse will now charge an additional £1.50 facility fee per ticket as of the 1st April 2025.

During its meeting on the 16th January 2025, the Community and Well-being Committee, chaired by Councillor **Clive Woodbridge** (RA Ewell Village), discussed proposals for the Epsom Playhouse for 2025/26, as part of their fees and charges agenda.

The proposal outlined the growing struggles the aging Playhouse currently faces, with the infrastructure remaining the same for 40 years.

A major concern highlighted by the report was the technical show lighting, with end-of-life issues potentially hindering future productions. For the Playhouse to provide 'high-quality, diverse, and well-balanced entertainment to support the local community and enhance our reputation as a cultural destination', it was deemed essential for the Playhouse to undergo maintenance work.

The main focus of the Epsom Playhouse proposal was to source a way to finance this necessary maintenance. The report states that 'to support the ongoing operational costs of running the venue, which have significantly increased, we propose the introduction of a facility fee of £1.50 to each ticket sold from 1 April 2025, the income raised annually will be ring

fenced for the Playhouse upkeep.'

The Council's senior accountant explained that this new facility fee could see around £80,000 in additional revenue, directly going towards the upkeep of the Playhouse annually. He assured Councillor **Alison Kelly** (LibDem Stamford) that the additional fee would be clearly indicated for those purchasing a ticket.

Councillor **Rachel King** (RA Town) highlighted that an additional £1.50 could tip the balance of tickets being affordable for some households wishing to attend the theatre. Other local theatres have adopted this scheme that in some instances is between the £2-£5 range.

Councillor Clive Woodbridge added that there will be regular monitoring of ticket sales to determine whether the new fee damages the Playhouse's box office sales.

The committee was in agreement to go ahead with the recommended proposal of a new facility fee, which will be implemented as of the 1st April 2025. Any bookings made before this date will not incur the additional £1.50 fee.

New homes planned for Ashtead

7 February 2025



Hundreds of new homes could be built in Ashtead if newly submitted plans to Mole Valley District Council are approved. Wates Developments and its partners, Vistry Group, have submitted outline plans for up to 270 homes, of which about 40 per cent will be affordable.

The proposals, which still need to go through the planning process, also include a community centre that could become a children's nursery. Nearby schools are said to be under-subscribed, with vacancy rates expected to grow in some areas, according to planning documents submitted to the council. The documents suggest that the new homes could help boost pupil numbers in local schools.

John Tarvit, director of planning for Wates Developments, said: "We have an exciting vision for this site to create a sense of place and community, with landscape-led design that incorporates a variety of green spaces. Our proposals will help encourage social interaction, provide safe and attractive streets, encourage sustainable travel choices, and maximise biodiversity. We're proud that this will be a high-quality, net-zero development that reduces carbon emissions and enhances the resilience of the development to a changing climate. All new homes will be lean, clean, and green."

The land, south of Ermyn Way, has been allocated for residential-led development by the council. The developers state they are "committed to creating a distinctive and responsive new neighbourhood, offering a good range of house sizes and types.

"The proposed development will enhance the existing local community and deliver a range of benefits for people in Ashtead in addition to the much-needed new homes."

In addition to the housing scheme, the developers are proposing a community building with the potential for a children's nursery, 30 acres of open space, and a children's play area. At this stage, the plans are in outline format, but the developers have said that buildings will vary across the site, reaching up to a maximum of three storeys, although the majority will be two storeys.

The developers believe this approach will "create a varied roofscape, define marker buildings and add to the visual richness" of the project. They have also indicated that details such as the sizes of the homes, in terms of bedrooms, and the layout of the development are yet to be finalised.

Wates said the site currently consists of arable agricultural fields just north of the M25 and within walking and cycling distance of both Ashtead and Leatherhead. It is also already well connected to bus services. As part of the pre-planning process, Wates held meetings with nearby schools, including Trinity Primary School.

The planning statement noted: "At the meeting, the applicants were informed that the school is well below pupil capacity and referred to the same position at other local schools. It was explained to the applicants that local schools are accepting pupils who might not otherwise meet their selection criteria." It added: "It was confirmed that Greville School currently has capacity and in the coming years will likely have greater capacity as there are significant spaces available in the reception year."

Homes would be built on the western side of the site to create "a clear distinction between residential development and the eastern section within the retained green belt." The final layout will be determined through discussion with the council.

Wates Development's outline plans for up to 270 homes near the M25 in Ashstead (image Wates Development)

Local Plan lessons from a Surrey borough?

7 February 2025



Precious green belt sites could be at risk of speculative developments and Waverley Borough Council could be powerless to stop them after its biggest housing project was judged to be taking too long to build.

All planning authorities must demonstrate they can provide enough land to supply housing for five years.

If they don't they can become vulnerable to speculative applications and can lose control over where new homes are built - and may have to approve applications they would normally refuse.

Waverley Borough Council has been hit by a double whammy of increased housing targets by the Government and the Planning Inspectorate's decision to pull the 2600-home Dunsfold Park from its projections over its "development trajectory".

This has left the council running out of earmarked land for new homes in just two and a half years.

The situation gets even worse when the new Government's increased housing targets are added into the fold, bringing the figure down to just one and a half years.

The figures were published in a Waverley Borough Council position statement last November following the Planning Inspector's Dunsfold Park ruling.

It read: "The site has been discounted from the council's five year housing land supply by Planning Inspectors in recent appeals and for this reason, the council has decided to exclude the site from the five year supply until there is more certainty about the timescales for delivery of housing on the site."

The plan has been to redevelop the aerodrome to form a new garden village on the brownfield site.

Planning permission for the first stage of the project was originally granted by the Secretary of State in March 2018. Its infrastructure is expected to support other developments in the borough.

So far "not one home" has been built.

Councillor Jane Austin, leader of the Conservative opposition group on Waverley Borough Council, criticised the borough for not publicising the change more widely saying residents deserved to know what was happening.

She said: "These housing supply figures are utterly dire and will mean more opportunistic development in inappropriate locations."

"We may as well just hand over the keys to opportunistic developers for any of the borough's green fields without some kind of national planning protection over them. I am extremely concerned about what this means for Alfold and edge of town sites across the borough."

Surrey County Councillor for Waverley Eastern Villages Kevin Deanus added: "Since Dunsfold Park gained planning consent in 2018 not one home has been constructed.

"Meanwhile local villages like Alfold have doubled in size. Major planning permissions in the local area have been granted dependent on infrastructure upgrades delivered via the Dunsfold Park permission.

"We now have raw sewage coming out of the ground in Alfold and huge pressure on local roads and infrastructure. Local people are despairing."

Councillor Liz Townsend, Waverley Borough Council portfolio holder for planning and economic development said they remained fully committed to delivering sustainable housing that meets the needs of the community while challenging unjustified and unrealistic targets imposed by the Government.

Dunsfold Park had originally been included in the 2018 Local Plan when the council was under Conservative control and was one of several sites identified to meet housing needs.

She said: "While the council sets the framework for development, it is important to clarify that we do not have the power to compel developers to build homes once planning permissions are granted. As of now, planning permission has been granted for around 5,000 homes across Waverley.

"However, this is no longer sufficient to meet our five-year housing land supply target, primarily due to significant increases in government-mandated targets.

"Originally set at 590 homes per year, this skyrocketed to 710 homes under the previous government, and now to an

extraordinary 1,481 homes per year under current government policies.

“This cumulative target amounts to a staggering 29,000 homes over the next 20 years — effectively requiring the construction of an additional Farnham and Godalming within the borough, which is entirely unfeasible.

“Waverley Borough Council has made robust representations to the Government, including direct appeals to the Deputy Prime Minister, outlining why the housing need calculations are flawed. To date, these concerns have been ignored.

“We are actively working with the promoters of Dunsfold Park and other developers to accelerate delivery.

“However, Government Planning Inspectors have questioned the certainty of delivery on the Dunsfold site within the next five years.

As a result, the council has been forced to remove this site from its short-term housing projections, although this position will be continuously reviewed.

“The council is working urgently to develop a new Local Plan that ensures sustainable housing, job creation, and critical infrastructure.

“This is the only mechanism available to justify a more realistic housing target. Claims that the council is not fulfilling its obligations or has alternative options are factually incorrect.

“We are committed to addressing the national housing crisis while balancing the need to protect our borough’s character and environment. However, it is the Government’s disproportionate and unrealistic housing targets—not a lack of action by the council—that are placing immense pressure on local authorities across the country.

“Waverley Borough Council will continue to advocate for realistic and sustainable solutions to meet housing needs while standing firm against policies that jeopardise the future of our communities.”

Image: Waverley Borough Council (Chris Caulfield)

The Redhill Harlequin Theatre bows out for 5 years.

7 February 2025



It could take another five years before the Redhill’s Harlequin Theatre reopens after dangerous crumbly concrete forced its closure.

The popular theatre and cinema space in the heart of the town centre welcomed up to 120,000 people a year through its doors before it suddenly shut when reinforced autoclaved aerated concrete, which can collapse without warning, was discovered in September 2023.

Now it appears it will potentially remain closed until 2030 while Reigate and Banstead Borough Council, which owns the theatre, carries out the £10m safety refurbishment work.

Council leader Richard Biggs told the January overview and scrutiny committee: “I understand the strong feeling and interest in resolving this situation at the Harlequin.

“I think we can all agree that none of us wanted to be in this situation but the safety risks associated with RAAC are paramount.

“The critical red nature of the RAAC panels means that this is going to take some time to resolve.”

He added: “Optimistically two to three years, possibly up to five years to get it back.

“I don’t think that’s changed from the conversations that we’ve had so far but we need to get further down the road and then we can start putting proper dates on things.”

The Harlequin Theatre is regarded as a key cultural venue in Redhill and acts as a hub for cultural and social activities.

Its closure has forced the council to look at providing alternate venues but early pledges to find a 500 seater venue have so far proved fruitless.

Cllr Biggs has still not ruled out the possibility of a larger venue being found but feels it is more likely that the arts community will have to settle for something less than half that size.

He said: “The likelihood at the moment is that we haven’t found a suitable arrangement for something of that size and

costs.

“If we’ve got to spend the money I want to spend it straight on getting the Harlequin back up and running.”

He added: “I have said consistently that at the moment, we haven’t found any suitable temporary venues.

“We have to consider the cost. I know people think that there’s a money tree somewhere, there isn’t.

“My priority is to get the Harlequin back up and running, particularly because of our lease obligations but partly because I genuinely believe that it’s a huge asset to Redhill and for the borough and for the wider area.

“There are lots of reasons for getting it back up and running as quick as possible and I want to make sure that we are concentrating on the right thing.”

He did not rule out the possibility of finding a larger site but added that there is a need for a variety of spaces.

In 2023 they sold about 69,000 tickets at the Harlequin’s box office with a further 5,000 sold via alternate sites.

On average the Harlequin Theatre cafe welcomed a further 40 people per day and about 2,400 a year.

The productions would bring a further 6,000 people to the site and room hires an additional 10,000 each year.

Room hires included local churches and the NHS for café Milk and baby weigh-ins.

The council said it is looking for a mix of sites to fulfil these roles as well as audition spaces and performance venues.

The council leader invited interested groups who may have suitable sites to come forward with options but stressed that he did not wish to distract from his main priority of finishing the Harlequin project.

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