

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

28 November 2024



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

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

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

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

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

## How Does Epsom and Ewell Compare?

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

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

## What Are the Alternatives?

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

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

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

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# Fly-tipping bags and BB gun shots close Bagshot recycle centre

28 November 2024



Bagshot community recycling centre will close in an effort to protect staff from being threatened with violence, Surrey County Council has said.

The depot has been plagued with issues for years with people “dodging bb bullets”, catapults fired, angle grinders used in break ins, and staff put in danger by those dumping hazardous waste, senior councillors said.

The closure would not save the authority money, they said, as alternate sites will have to their hours extended to deal with the knock on.

Waste contractors Suez has recorded 801 instances of fly tipping across all Surrey recycling sites between January 2019 and August 2024. Of these, 531 (66 per cent) were at Bagshot.

A nuisance report listed examples of flytipping at the site as well as details of break ins such as when an “angle grinder was taken to the office shutter” and “oil thrown around site”.

Other times vandals broke in and left fluorescent tubes “smashed over the site”.

Some of the break ins forced the recycling centre to close, while on June 17 “Someone fired a bb gun towards members of the public” which was later reported to the police.

Campaigners had argued that the centre was valued by the community and rather than give up on Bagshot, money should be spent on modernising and making it safer.

They argued that closing the Bagshot centre would make it harder, longer, and more expensive for many people to recycle their waste.

Councillor Natalie Bramhall, cabinet member for property, waste and infrastructure, told the Tuesday, November 26. meeting at Surrey County Council: “ Suez keeps the site safe, but it has inherent problems which are not present at other community recycling centres.

“For many many years the site has suffered from overnight vandalism and unlawful ingress.

“Containers, particularly those used for electricals, are regularly forced open and plundered and the site office has been vandalised.

“The perimeter fence has been driven into and fly tipping left outside the gates and tipped over the fences.

“Prevention measures, whatever we do, things get broken, they use catapults to knock out all the lights, they used angle grinders to get the fence and into the office and vandalise.

“Suez staff receive threats and have to deal with materials delivered to the site that are hazardous and not allowed on the site but they have to turn a blind eye to this because they are threatened with violence.”

The report described the Swift Lane site as small, unmodernised and not fit for purpose.

It serves around 7,000 people in the Bagshot area who will be redirected to Camberley. Those who came from further afield, such as Windsor and Maidenhead, will be directed to the recycling centre in Lyne, Runnymede.

Subject to Surrey Heath Borough Council approval, it is anticipated that Bagshot tip will close immediately prior to the new tenant moving onto the site. This is likely to take place in December 2024.

Photo: Bagshot Recycling Centre (Image Surrey CC)

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

28 November 2024



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

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

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

In response, Councillor **Clive Woodbridge**, Chair of the Community and Wellbeing Committee (RA Ewell Village),

affirmed the council's commitment to the museum's future, stating, "We are putting plans in place to determine how we will continue to run the museum into the future. There are currently no plans to close Bourne Hall Museum."

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

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

Related reports:

[Bourne Hall's Christmas Supremacy](#)

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

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

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## Dorking Halls to reopen after upgrade

28 November 2024



The official reopening date for Dorking Halls is days away and a special ceremony has been announced to mark the occasion.

Mole Valley District Council was forced to close its veritable old venue in June so it could undergo a £11million facelift, to take place over two phases, to replace the 1930s plaster ceiling in the grand hall together with much needed mechanical and electrical work to its stage and internal workings.

Now, the first stage of that work, which has so far cost £4m, is done and Dorking Halls will reopen its doors on Monday, December 9 with screenings of Paddington in Peru, Wicked and Gladiator 2.

Then, from December 20 the big winter panto Sleeping Beauty takes to the stage, complete with 3D laser projections.

Ahead of the big day the council is also hosting a special reopening celebration the Friday before to show off the upgraded site, which will also feature newly enlarged toilet provision, and a draft lobby.

Speaking about the soon to be reopened Dorking Halls, leader of the council, Councillor Stephen Cooksey said: "I wanted to update you of an 'early Christmas present'.

"The work to replace the Grand Hall ceiling at Dorking Halls has gone brilliantly well and our entertainment venue will be re-opening as planned on Monday December 9, with the panto, 'Sleeping Beauty' beginning not long after on the 20 December and running until the end of the month.

"Whilst Dorking Halls has been closed, the opportunity has been taken to upgrade our film projectors meaning that they will not only present even better-quality visuals, but also run in a greener, more energy efficient, manner.

"So, be prepared for an invigorated cinema experience when the Halls reopens with a comprehensive events screening and film listing."

The second phase of the project's £11m refurbishment will take place in 2025 and will focus on replacing "critical mechanical and electrical systems" - said to be its heating and cooling plant - that are near the end of their useful lives.

Related reports:

[Dorking refurb: "it's behind you"!](#)

[Dorking Halls to get refit](#)

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

28 November 2024



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

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

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## Public Pleas to Save the Green Belt

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

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

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

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## Councillor Perspectives: Frustration, Reluctance, and Division

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

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

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

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

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## Motions and Proposals: Protecting the Green Belt

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

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

Meanwhile, Cllr **Kieran Persand** (Conservative Horton) vehemently opposed the inclusion of Horton Farm. "This is not a

balanced plan,” he declared. “Including Horton Farm doesn’t protect other Green Belt sites—it puts them at greater risk. The planning inspector will see this as justification to include more Green Belt land.”

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

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## Difficult Decisions: Reluctant Support for the Plan

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

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

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

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## Press Release and Public Reaction

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

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

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

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## Looking Ahead: Full Council Debate

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

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

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# Sorry Surrey Borough for “shameful” past

28 November 2024



Woking Borough Council has apologised for the “shameful” behaviour of its past.

The bankrupt council met last night to hear from the authors of the long-awaited review into how the authority went bust.

The council saddled itself with debts of about £2billion – borrowed to fund failed investments and regeneration that has left residents facing years of huge tax hikes and cuts to services.

The Grant Thornton Report found ‘potentially unlawful’ lending, failures of leadership, borrowing to lend to third parties, a £3m “opportunities fund” overseen by the former chief executive Ray Morgan, potential scope for conflicts of interest, and poor decision making such as borrowing £700m to buy an asset now worth approximately £205m.

The council held the extraordinary meeting to consider the report’s findings where, as expected, it accepted the findings

and recommendations in full.

Surrey Police has been contacted by the borough's chief executive to make clear that any evidence of criminality or misfeasance in public office will be referred to them for investigation.

Although it is unclear, given the state of record keeping during the period in question, what the outcomes of this may be, the meeting heard.

A separate legal challenge pursued through the courts could be explored, but would require new instructions from the council.

Not on the original papers, but added during the debate, was the formal apology.

Cllr Leslie Rice (Liberal Democrats; Heathlands) said: "Humility does not belong to the political class generally.

A humble politician is an oxymoron or a paradox I'm not sure which. But I think in this situation...we should be showing collective humility this evening as Woking Borough Council.

"While we are different members of the council, the council itself is responsible for these legacy problems, these historical problems.

"We should apologise to the people of Woking. The situation we have is shameful.

"It's shameful (too) on our government, our historic governments going way back, that we completely lack proper regulation and oversight of the local government sector.

"We should apologise to the people of Woking."

The two and a half hour meeting began with leader of the opposition Cllr Amanda Boote (Independent; Byfleet and West Byfleet) paying tribute to former member John Bond, a long-standing critic of the council's financial handling, but who died earlier this year.

Her words were echoed by many of those who spoke.

Addressing the council, she called the report cathartic, shocking and sad "especially for all of the residents of Woking who we have collectively let down.

She said: "Residents will continue to feel the impact of this for many many years to come.

"I think the most important thing is we have to learn lessons now, hard lessons so that history can never repeat itself."

She added: "I want to pay tribute to my predecessor and founder of our independent group the late councillor John Bond.

"Since first becoming a councillor in 2014 and until he retired in 2021 Cllr Bond fought constantly to highlight the wrongdoings of the previous corporate management group and of the previous administration.

"Highlighting the wholly inadequate governance, poor investment decisions, poor accounting lack of transparency.

"And it's sad that he was belittled and laughed at. He even resorted to writing many newspaper articles to try to get his voice heard.

"This is not about political point scoring but I couldn't let tonight go by without paying tribute to Councillor Bond and all of his hard work and scrutiny in trying to stop this disaster from ever happening."

In a statement released after the meeting, Cllr Ann-Marie Barker, leader of Woking Borough Council, said that the Grant Thornton public interest report confirmed what many residents already felt; that their council had let them down.

She said: "Years of mismanagement, poor governance and a disregard for the risks have left our community burdened with unsustainable debt. These systemic failings betrayed the trust residents placed in the council and have had far-reaching consequences.

"On behalf of Woking Borough Council I want to apologise for these unacceptable failings of the past.

She added: "By implementing the auditor's recommendations, we are taking decisive action to secure a better future for Woking and the residents we serve."

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## Surrey carers getting digital support

28 November 2024



Surrey County Council is rolling out additional support for tens of thousands of unpaid carers living in the county as part

of a new digital service.

At least 90,000 people in Surrey provide unpaid care for friends, family members or neighbours. Through the new initiative, these unpaid carers will gain access to a wide range of free on-demand services, aimed at supporting individuals with the day-to-day realities of caring.

The initiative is being delivered by Mobilise – a carer-led digital community – in partnership with Surrey County Council. It will provide a complementary layer of added support that can be accessed remotely via an online hub by anyone caring for a loved one in the county. New digital support services which carers in Surrey are set to gain access to include:

- **An online peer community** of thousands of fellow carers from across the UK – with the chance to share advice and experiences through a community forum and during regular events, such as the ‘virtual cuppa’
- **Easy-to-use, self-service tools** outlining the different forms of support which carers may be entitled to – including Carer’s Allowance – and guidance on how to navigate eligibility criteria and access various benefits, for example
- **Tailor-made support guides** on everything from how to balance caring with full-time work, to managing personal health and wellbeing while looking after someone else
- **Information on carers’ rights** and relevant social care law, in line with the latest government guidance

An AI-powered ‘assistant’ is also available to help carers quickly and easily find the specific information, resources or support that they need.

**Martin, a carer from Surrey who looks after their partner, said:** *“I’m delighted to have come across Mobilise. It’s great to know that there is a wide community of carers who can, without judgement, share their honest views and experiences on such a wide range of topics. It’s reassuring to know that there are like-minded people out there and that we’re not alone.”*

**Suzanne Bourne, Co-Founder and Head of Carer Support at Mobilise, commented:** *“An increasing number of us are taking on caring responsibilities, with one million additional carers set to emerge in the UK over the next ten years. The reality of caring will look different for each of these people – including the 90,000 people who are looking after their loved ones in Surrey.*

*“For some, it will start with needing to check in with family members more frequently, with caring responsibilities increasing over time. For others, it might be a case of having always needed to support relatives with their medication, self-care, and appointments, or even full-time care. But in each and every case, having the right support is vital.*

*“That’s why we’re proud to be partnering with Surrey County Council to deliver additional support for carers living in the county. Through our community of carers – the largest of its kind – carers in Surrey will gain access to a powerful peer support network, as well as round-the-clock advice, resources, and guidance from experts. We’re delighted to be able to work to connect carers in Surrey to this added support and to each other.”*

**Sinead Mooney, Surrey County Council’s Cabinet Member for Adult Social Care, said:** *“Carers play a crucial role in families and in our local communities by supporting people who would otherwise struggle to cope alone which is why it’s so important for us to make sure carers themselves are cared for.*

*“We’re pleased to be partnering with Mobilise to reach more carers across Surrey and support them in new and different ways. I’d encourage anyone who looks after a family member or friend to visit the Mobilise online community and explore the additional support available.”*

**Vicky Stobbart, Director of Long Term Planning Delivery and Senior Responsible Officer for Carers at Surrey Heartlands Integrated Care Board, added:** *“This initiative with Mobilise is a wonderful way for carers across Surrey to gain additional, digital support with their day-to-day caring duties. We’re delighted that it’s being rolled out and look forward to seeing the benefits as our carers start to use it.”*

For more information about the support now available in Surrey, visit Surrey’s Mobilise community. To start accessing support, the Mobilise app can be downloaded via the Apple App Store or Google Play, with more information available on Mobilise’s website.

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## Another solar power story - Leatherhead

28 November 2024



A four-year fight to install solar panels in a Leatherhead car park has left those behind the green project both “disappointed and very excited”.

Mole Valley District Council declared a climate emergency in 2019 and has been trying to decrease its carbon emissions ever since, with the goal of reaching net zero by 2030.

Now, a pilot scheme set to be approved could be a step in the right direction – but has left some wishing for a “far more expansive” roll out, after funding was approved to cover just 20 bays in Leatherhead with the new tech, the size of about two tennis courts.

Bays in the centre’s car park will have new coverings with solar panelling installed on top. Electricity from the panels will be used to help power Leatherhead Leisure Centre although it will fall well short of delivering its full need.

It is anticipated that the electricity generated annually by the solar panels will be 37,498 kWh or about 2.7 per cent of what the centre uses – although it would still be enough to reduce the council’s carbon footprint by about 9.7 tonnes a year.

Hope is not lost for those wishing to see greater role out of the panels as the council has said that, should key milestones and performance targets be hit, “the intention is that further role out of solar carports across other Mole Valley District Council carparks including Pippbrook Offices and Reigate Road will be implemented”.

Cabinet Member Councillor Claire Malcomson said: “It’s taken four years to get this far.

“I’m disappointed and very excited about this because at long last we’re going to be doing it, I would love it to be far more expansive but it is only a pilot therefore hopefully it’s going to open some really good doors for us.”

The £175,000 project is expected to take about 16 years to cover its costs and the levels of energy produced too low to require battery storage units.

Regardless, the system will be plugged into the national grid with any spare capacity sold into the network – the most likely scenario here being on days the centre is closed.

She said: “It would take 16 years to pay itself back and I just hope we will consider it as its a very good step in the right direction because other councils are taking over but it was actually Mole Valley that initiated this in the first place.”

A similar project is already in place in the Elmbridge Civic Centre car park in Esher.

Cllr Andy Smith (Independent; Ashted Lanes and Common) said: “This is a very good scheme indeed.

“I share the disappointment that its taken so long to get off the ground but I’m very keen that we seize the opportunities for this type of solar project rather than using up productive agricultural land with solar arrays.”

Final sign off on the plans are dependent on cabinet approval.

Leatherhead Leisure Centre (Image Google)

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## **Surrey’s focus on independent lives is “good”.**

28 November 2024



Surrey County Council’s adult social care services have been rated as ‘good’ by a health watchdog – despite some inconsistencies. In the local authority’s first ever overall rating, the Care Quality Commission found SCC ‘good’ at keeping people independent for longer in communities.

The new report, published November 20, comes from the CQC’s new responsibilities to assess how local authorities meet their duties under the Care Act. The watchdog assessed SCC in nine areas, including how the local authority works with

people, safeguarding and leadership.

The CQC's report found one of the county council's strengths was that a "variety of measures were in place to prevent, reduce and delay people's needs". People could access information and advice where needed but improvements could be made to streamline this further.

CQC assessment teams reported 70 per cent of the service's provision should be rated "good". The report did highlight some areas that needed improvement, which the council said it would be working on.

Sinead Mooney, Surrey County Council's Cabinet Member for Adult Social Care, said: "The dedication of our staff shines through the report and I'd like to thank them publicly for their hard work making a positive difference to the lives of thousands of people in communities across Surrey.

"Our ultimate goal is to deliver the best possible services for Surrey residents and this 'good' outcome will help instil confidence in the services and support we are providing and that we are on the right path to making further improvements."

Partners with SCC gave positive feedback about how the authority worked with them to support people's independence, according to the report. Data for Surrey showed 86% of people who have received short term support didn't need ongoing longer-term support which is positive compared to the England and regional average of 78%.

Inspectors praised Surrey for their "ambitious" plans to increase supported living by at least 500 spaces to help encourage people's independence, choice and control. The council is also working to keep people in their homes for longer and avoid unnecessary hospital admissions, reducing pressure on A&E departments.

## Good, but inconsistent

However, the CQC found there was room for improvement. Although a lot of the feedback seemed positive in the report, inspectors noted experiences of receiving care and support in Surrey varied.

The report said: "One person was assessed and felt listened to, achieving the outcome they wanted, which was to return to live at home. Other people had similar good experiences with staff focusing on what people wanted plus their future wishes, people described staff as being empathic and showing them respect."

Safeguarding was judged to be effective, slightly above the national average, but has some shortcomings. Staff and partners raised concerns about some new safeguarding processes that were not yet fully embedded with knowledge and understanding of some staff.

Staffing challenges were also flagged as an issue, leading to some reviews not carried out in a timely way and leading to a backlog. Partners working with SCC told inspectors the cost of living crisis had affected people on low incomes, and Surrey was an expensive place to live, making it hard to recruit and retain staff and then impact on care services, the report said.

But the report noted SCC has long-term plans to address recruitment challenges which had been created with staff. The local authority stated they were making improvements to manage risks until staffing levels had improved, by making better use of existing resources.

James Bullion, CQC's chief inspector of adult social care and integrated care, said the county council "should be proud of this assessment and the foundation they've created on which to build improvements and further innovation".

He added: "The local authority was very aware that although Surrey is an affluent county, there are pockets of deprivation where residents have high levels of need and disadvantage. The authority knew of these very differing needs of its population and were doing some creative work to meet those needs and help people keep their independence."

Commenting on the report's feedback for improvement, Mrs Mooney said: "As we celebrate this achievement, we also recognise that there are areas where we need to learn and develop and we are actively working to address all feedback from the CQC through comprehensive improvement plans. Our new director of adult social services recently started with us, so we're well-placed to build on this result to further raise the bar for our residents."

Photo: Sinead Mooney, Surrey County Council's Cabinet Member for Adult Social Care (*second from right*), pictured with people who draw and care and support alongside staff from the provider Dramatize, which supports adults with learning disabilities after they leave education, offering a wide range of activities including day provisions and employment and life skills programmes.

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## A poll on polling - Epsom and Ewell consults

28 November 2024



Epsom & Ewell Borough Council will launch a six-week consultation into proposed changes to the polling district and polling places within the borough from 21 November 2024 to 2 January 2025.

In 2023, the Local Government Boundary Commission for England carried out a review of Surrey County Council's electoral boundaries. The resulting Surrey (Electoral Changes) Order 2024 is anticipated to be passed by parliament and will make changes to the County Council's electoral division boundaries.

This consultation will propose changes to Court and Horton wards in order to bring the areas in line with their new County Council electoral division and ensure ballots are placed in the correct ballot box.

There are no proposed changes for any other wards, as issues arising from the Police and Crime Commissioner elections in May were resolved for the Parliamentary elections in July.

Jackie King, Chief Executive of Epsom & Ewell Borough Council said,

"I would like to encourage all residents in the borough to have their say on the proposals in this consultation. It is important to review our polling district and places now to ensure the council is fully prepared for next year's County Council election and the changes to the electoral divisions."

The consultation can be accessed via the following link: <https://www.epsom-ewell.gov.uk/council/elections-and-voting/electoral-boundaries>

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

28 November 2024



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

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

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

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

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

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

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

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

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

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



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

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

Related reports:

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

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

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

[Epsom Local Plan controversy heats up](#)

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

[Epsom and Ewell Brace for Government Housing Targets](#)

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## Epsom Civic Society say Local Plan should be agreed on Wednesday

28 November 2024



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

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

The Society acknowledges the challenges posed by central government planning reforms, which have increased housing targets and tightened timescales for Local Plan updates. While the draft Plan falls short of fully meeting housing targets, ECS believes it represents the borough’s best chance of success in the face of these constraints.

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

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

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

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

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

Related reports:

Numerous. Search “Local Plan”

# Proposed Battery Energy Storage System Near Ashtead Common Faces Objections

28 November 2024



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

## The Proposal

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

## Benefits of BESS Technology

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

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

## Potential Hazards

Despite their advantages, BESS technology carries significant risks:

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

## Objections Raised

### 1. Environmental Concerns

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

### 2. Fire Risks

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

tank is deemed insufficient to address thermal runaway events effectively.

### 3. Green Belt and Landscape Impact

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

### 4. Questionable Site Selection

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

### 5. Opportunity Cost

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

## Public Sentiment

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

## Next Steps

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

## Balancing Progress and Preservation

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

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# Epsom Council Delivers Spinning Back Kick to Nam Yang Martial Arts Centre

28 November 2024



In a contentious meeting on 12th November, Epsom and Ewell Borough Council's Strategy and Resources (S&R) Committee rejected a £161,250 funding bid for the **Nam Yang Martial Arts Centre**, reversing an earlier recommendation from the Licensing and Planning Policy Committee (LPPC). The decision has drawn sharp criticism, particularly as it highlights inconsistencies in the Council's handling of Community Infrastructure Levy (CIL) allocations.

## The Debate: A Promised Replacement Deferred

Nam Yang's facility, once a vibrant community hub in **Alexandra Recreation Ground**, was demolished by the Council three years ago after being deemed unsafe. The Council had promised a replacement, yet rising costs and funding delays have left the organisation without a home.

Councillor **Kate Chinn** (Labour Court) spoke passionately at the meeting, sharing her personal connection to the project. "My son was a member of Nam Yang and thoroughly enjoyed it," she stated. "It's more than just a martial arts centre. It reduced antisocial behaviour in the park and made the area feel safer for the whole community."

Chinn added, "That building has been down for a long time, leaving a gap in what the park offers. The absence is felt by the community."

## A Moral Obligation?

The debate underscored tensions between financial prudence and moral responsibility. Councillor **Phil Neale** (RA Cuddington), who had seconded the motion to support Nam Yang at the LPPC meeting, expressed his continued belief in the project's value. "I felt a moral obligation for us to help," he said. "The existing building was condemned and taken down with the promise that it would be rebuilt. I believed it was the right thing to do to bring it forward for consideration at S&R."

However, Neale ultimately voted against the funding, explaining, "It's a difficult position. While I supported its inclusion for debate, the project didn't score high enough under the CIL spending protocol. I hope it will return for consideration in the next round."

## Criticism of the Process

Councillor **Julie Morris**, (LibDem College) who had originally proposed Nam Yang's inclusion at the LPPC, has criticised the Council's approach. "The procedures for bidding for and spending CIL monies are unclear," she said. "The scoring process needs reviewing, as does the information required from applicants."

Morris has highlighted systemic issues, such as the fact that no CIL funding was allocated last year due to a protocol rewrite. "One scoring question asked if applicants had received CIL funding last year. Given none was awarded, the question was pointless."

## A Divided Vote

Despite passionate arguments from some councillors, the vote to fund Nam Yang failed by a margin of 4 to 3. Chair **Neil Dallen** (RA Town) emphasised the importance of respecting the CIL Member Working Group's recommendations, stating, "The group spent a long time assessing bids. We should honour their decision."

## Community Impact

The rejection leaves Nam Yang's future uncertain, and many in the community feel let down. "This isn't just about martial arts—it's about providing a safe and inclusive space for children, people with special educational needs, and older residents," said a local supporter.

Other strategic and community projects were approved as recommended previously. See Epsom and Ewell Times report below.

Related reports:

[Epsom & Ewell Council Greenlights Local Projects](#)

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# Pods off in bricks grant for Epsom homeless

28 November 2024



Epsom and Ewell Borough Council (EEBC) will receive £1,493,250 in one-off funding from the Ministry of Housing, Communities and Local Government to help tackle its spending on homeless families. The Council will use it to buy five properties and one to be used for helping Afghan families resettle.

The grant was initially hoped to be spent on Epsom and Ewell council's recently approved temporary housing pods but it was refused by the government. Cllr Hannah Dalton told the committee on November 12: "They turned us down because they want us to invest in bricks and mortar."

Council documents state the programme will reduce local housing pressures by providing better quality housing, reduce emergency accommodation costs and reduce the impact on those waiting for social housing. It adds that the initiative will also provide sustainable housing for Afghan citizens on the resettlement scheme so they can "build new lives in the UK, find employment and integrate into communities."

Following the unanimous approval of the scheme, EEBC will receive the first payment in January 2025, with three instalments spread out over two years.

EEBC is also contributing £75,000 from Section 106 contributions, contributions from developers, to pay for the scheme. Section 106 is put towards community and social infrastructure projects, this can include social housing.

The new scheme will still cost the taxpayer £35,000 a year for the maintenance of the properties. However, it is a smaller sum than the £115,000 the Council was spending on the equivalent accommodation costs. Saving an estimated £80,000 in

total, it would take just over nine years for the council to be paid back from buying the properties.

Around £2.34m was forked out on temporary accommodation by the council last year alone. EEBC said the new funding to purchase houses will help it reduce the annual cost of expensive nightly accommodation with permanent homes.

The two-three bedroom houses would be owned by the council and located within the borough of Epsom and Ewell. Officers told the committee they had already identified a couple houses suitable for the scheme before they have been put on the market. Conditions set by the ministry mean that the properties have to be either freehold, or minimum leasehold of 125 years.

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## Bourne Hall's Christmas Supremacy

28 November 2024



Visit Bourne Hall from 30 November – 21 December for a whole host of festivities this Christmas.

The celebrations kick off at 2pm on 30 November at the Christmas Lights Switch On, when Ewell Grove players will be hosting a special community panto 'A-Lad-In Ewell', raising money for Epsom & Ewell Foodbank. There will also be bookable wreath-making workshops from 2pm – 4pm and you can enjoy an array of market stalls with mulled wine, live music, carol singing from Heart & Soul Choir, and more from 4pm – 7pm.

The Mayor of Epsom & Ewell, Councillor Steve Bridger, will Switch the Bourne Hall Christmas Lights on at 4.30pm. Visitors can also meet Cinderella and Buttons from the upcoming Epsom Playhouse pantomime, and Father Christmas will even be flying in especially for the day to open the Christmas grotto, and will return every Saturday up until Christmas.

The Christmas Grotto is open Monday to Saturday every day until Christmas to post a letter to Father Christmas. Then why not pause for a moment to enjoy a hot drink and a delicious home-made cake chosen from the festive menu in the Flying Saucer Café?

A wreath-making workshop will be taking place on Saturday 7 December from 4pm – 6pm and you can enjoy live music from Andrew and Allan's Electric 80s on Saturday 14 December, as well as a Christmas magic show on Saturday 21 December.

Councillor Clive Woodbridge, Chair of the Community & Wellbeing Committee, said:

"Bourne Hall is a fantastic meeting place and it's great to see so many people in the local community working together to bring us these celebrations this year.

The community panto promises a smashing start to the festive season and Bourne Hall is so pleased to welcome back Andrew and Allen's Electric 80s night which is great fun and the perfect opportunity to dance!

With a free Christmas Grotto and Christmas Lights Switch On, as well as the opportunity to buy tickets to the Electric 80s night and the Christmas Magic Show, there is something for everyone at Bourne Hall this Christmas.

Bourne Hall Christmas Lights Switch On.

*Saturday 30 November, 4pm – 7pm. Free event.*

- A day of festive fun including the community panto, 'A-Lad-In Ewell' at 2pm and 5pm.
- 4.30pm: The Mayor of Epsom & Ewell and Father Christmas switch on the Christmas lights at Bourne Hall.

To book 'A-Lad-in-Ewell' visit the links below:

2pm show: <https://sessami.co/events/07573091-237e-4072-8e0f-404d979f3968>

5pm show: <https://sessami.co/events/6616b0e2-eea2-4861-bc56-28356fb677d3>

Wreath-making

Revel and Ribbon will be hosting a wreath-making workshop on Saturday 30 November from 2pm-4pm and Saturday 7 December 4pm-6pm. Tickets are priced at £45.

Book here: <https://www.revelandribbon.com>

Santa's Grotto.

*Saturday 7, 14 and 21 December, 10am – 4pm. Free event, no pre-booking required.*

- Father Christmas will be in the Christmas Grotto on Saturday 7, 14 and 21 December. On other days, visit the beautiful grotto at Bourne Hall and post him a letter in the Bourne Hall post box.

Live music from 'Best of the 80s'.

*Saturday 14 December, 7pm - 11pm. £10 a ticket.*

If the 1980s was the fun decade, then there can only be one way to remember those great days and that's with the fun and entertaining 'Electric 80s'.

Andrew & Allan charge this show with AA power and will have everyone up and on their feet from the very first song!!! So, dust off those shoulder pads, get out your eyeliner and back-comb your hair to within an inch of its life and party with Andrew & Allan's "Electric 80s". Music includes greatest hits from 1980's legends including Spandau Ballet, Dead Or Alive, Erasure, Human League, Wham, Tears For Fears, The Jam and many more.

Book here: [https://sessami.co/events/1a8f93c2-c3df-4ca7-a967-9ba9762bd2ad?utm\\_medium=](https://sessami.co/events/1a8f93c2-c3df-4ca7-a967-9ba9762bd2ad?utm_medium=)

Christmas Magic Show starring Ritchie Rosson

*Saturday 21 December, shows at 11am, 1pm and 3pm - each show is 45 minutes long.*

Join us for a magical extravaganza with the one and only Ritchie Rosson. Ritchie will be doing 3 shows at Bourne Hall delivering 45 minutes of festive fun and amazement. Don't miss the best magic show in town, promised to bring pure entertainment!

Tickets are £6 each and bookable via: <https://sessami.co/events/ritchierossonschristmasmagicshow>