

New homes planned for Ashtead



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 landscaped 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?



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.



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.

It’s 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.

Related reports:

Redhill theatre gone to rack and ruin?

Tackling health inequalities in Surrey



Surrey County Council has been awarded 5 years of funding by the National Institute for Health and Care Research (NIHR) to create a **Health Determinants Research Collaboration** (HDRC). The £5m funding will help the local authority to build capacity to do research on prevention and create a culture of using evidence in making decisions.

NIHR HDRC Surrey’s vision is to improve health of our residents and reduce health inequalities which are driven by the social determinants of health. To achieve this, the HDRC Surrey will use the funding to enhance local research capacity, drive research on prevention and public health where evidence isn’t yet available. It will also embed a culture of evidence-informed decision-making which is based on local knowledge underpinned by community involvement and issues that matter most to our residents.

HDRC Surrey is a partnership between the council, the University of Surrey, and voluntary and community partners. Together, over the next five years, we will focus on:

- Improving our research governance and infrastructure
- Building research capacity and providing training support
- Supporting knowledge mobilisation
- Conducting robust research that reflects the needs and experiences of local communities
- Embedding meaningful public involvement at the heart of Surrey HDRC’s work

Tim Oliver, Leader of Surrey County Council, said: *“This ambitious project will facilitate a rigorous focus on health inequalities in Surrey. The substantial funding will ensure sustainability in our approach. We already work closely with the University of Surrey and this research programme will build on our existing relationship to provide people locally with better opportunities and outcomes.”*

Councillor Mark Nuti, Cabinet Member for Health & Wellbeing, and Public Health, said: *“Improving the wellbeing of residents across Surrey is something that we all strive to achieve. Prevention is the key to a better and healthier place to live and to achieve this we need to know where and how best to invest money and resources. This new funding will enable a fantastic partnership between the council, the University of Surrey and voluntary and community sector to strengthen our research infrastructure. The new research infrastructure will be invaluable in guiding and informing decision-making that will have a real, positive impact on our residents’ lives leaving no one left behind.”*

Professor Lisa Collins Pro Vice Chancellor, Research and Innovation at University of Surrey, said: *“The University of Surrey is thrilled to partner with the local authority and involve the community on this vital health research collaboration. The funding will empower us to conduct impactful research that addresses the unique health challenges faced by residents.”*

Ruth Hutchinson, Surrey County Council’s Director of Public Health, said: *“The NIHR grant is exciting as it will enable us to work more collaboratively with the University of Surrey, Districts and Boroughs and local communities to directly meet people’s health needs in Surrey, leading to better outcomes.”*

Why Surrey?

Although Surrey is seen to be one of the most affluent parts of the UK, there are areas with high levels of deprivation associated with poor health. In 2020, someone living in the most deprived area of Surrey is likely to live 10 years less than someone living in the most affluent part of the county. To address this, we need to better understand how factors like the built environment, housing and the economy affect people’s health in Surrey. Our Health Determinants Research Collaboration (HDRC) will help us to do this.

HDRC Surrey will improve how, as a local authority, we use research to get a better understanding of what works and for whom to reduce health inequalities.

Image courtesy: RDNE Stock project

Will Surrey potholes outwit AI?



Surrey County Council will now use AI to detect potholes to help speed up road repairs across the county.

Computer vision cameras fitted to dashboards inside highways vehicles will spot and photograph potholes which will then be automatically recorded for repair. Future enhancements will see other defects such as missing signs and foliage overgrowth also programmed for repair.

Highways Inspectors will no longer need to step onto the road to manually carry out inspections which will make the process safer and more efficient. Potholes that don’t need immediate attention will also be regularly tracked to ensure they are dealt with when needed.

Matt Furniss, Cabinet Member for Highways, Transport and Economic Growth, said, *“We have some of the country’s busiest roads and we’re working incredibly hard to improve them, with nearly £300m allocated to repairing and improving Surrey’s roads and pavements over the next five years (2023 – 2028).*

“Adopting this technology will mean we can proactively log and fix potholes, helping to ensure we have well-maintained roads across the county for our residents.

“We’re also resurfacing more roads and pavements than ever with 100 miles of roads and 30 miles of pavements resurfaced by our highways teams from April – December 2024 alone. This will make our highway network more resilient which will reduce the number of potholes that develop on our roads in the first place.

“I’m also pleased that we are pioneering AI technology to detect potholes as championed by the government just this week.”

Connell McLaughlin, CEO of Route Reports said, *“We’re thrilled to formalise this long-term partnership with Surrey County Council, who were among our earliest supporters and collaborators in developing Route Reports’ AI road maintenance platform.*

“Their feedback and hands-on involvement played a key role in refining our defect detection technology to ensure it meets the real-world needs of the community.

This partnership exemplifies how innovative solutions and local expertise can come together to make roads safer, more efficient, and more sustainable."

Surrey County Council is the first local authority in the UK to move away from manual inspections and solely use video and AI technology to log and programme pothole repairs. The council has worked with provider, Route Reports, to trial and develop the software.

Residents can also report and track road and pavement issues on **Surrey County Council's website**.

Image: Pothole in Woodcote Road Epsom

Will planners say “Sori, mun moka”? *



Dear Editor,

The report in the Epsom & Ewell Times (9th January) about Historic England placing the Epsom Town Centre Conservation Area on its ‘at risk register’ is extremely timely, given the current application to demolish **Cafe Moka**, Unit 60 of the Ashley Centre and the damaging impact this would have on the setting of what is undoubtedly one of Epsom’s most important listed buildings.

So far two formal objections have been lodged against the proposed demolition of the current turreted Café Moka – both highlighting the architectural reasons why its removal and replacement with a modern, glass and steel unit would not only spoil the visual harmony of the square but also negatively affect the setting of Waterloo House.

The objections focus on several key issues:

1. **Architectural Incompatibility:** The proposal’s replacement of the turreted Café Moka with a stark, utilitarian design would disrupt the character of Ashley Square, a blend of brick facades and tiled roofs. The original design, which still stands the test of time, complements the adjacent Market Place and reflects the history of the area. The turreted Moka unit, along with the similarly turreted (but now sadly spoiled) High Street entrance, are carefully considered features that referenced the sadly lost King’s Head Hotel coaching inn, which once stood on the site of Boots.
2. **Impact on Views:** The turreted structure helps screen the expansive service area behind the café, shielding views of the unattractive back facades of buildings on South Street. Its demolition would expose these eyesores and diminish the square’s architectural integrity.
3. **Negative Impact on Waterloo House:** Most importantly, the removal of the turreted Café Moka would harm the setting of Waterloo House’s historic carriage entrance. The building is a rare surviving example of a 17th-century spa town assembly rooms and has been sensitively restored (and appropriately renamed) by Wetherspoons. An ill-suited modern development next door would undermine this significant restoration.

Only a couple of years ago a highly questionable decision was made by Epsom & Ewell Borough Council to approve the recladding of the Ashley Centre’s main entrance in blatantly fake stone – a move that already detracts from the original architectural concept of the 1980s shopping centre and the local history it subtly references.

Losing the turreted Café Moka would be another regrettable step backward, diminishing the area’s historical and aesthetic value – and it’s therefore vital that the Council doesn’t inadvertently support another proposal that would further compound Historic England’s current concerns.

I encourage all those who care about preserving Epsom’s heritage to voice their opposition to this unnecessary and damaging proposal.

Yours faithfully,

Simon Alford

Epsom

Related reports:

Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

Epsom and Ewell Borough Council response to Historic England’s Report on local heritage

*“Sori, mun moka” is a colloquial term meaning “Sorry, my bad”. “Moka” is also a coffee pot.

Surrey school children road safety faces funding challenges



Children at a special needs school could be left waiting years for a much needed crossing. Clifton Hill School, on Chaldon Road in Caterham, is a secondary school for 11-19 year olds with severe and complex learning difficulties and special needs.

Students at the school demanded action in May 2024 after telling councillors they felt scared going on the road outside their school because there is no safe crossing. Pupils are encouraged to use the cafe in the church opposite the school as part of their independent living skills, but they said people “driving like maniacs” or even honk at them if the students take too long crossing the road.

Surrey County Council said: “In the interim we are looking into rectifying shorter-term issues such as improving line painting and signage, and we will keep the school and parents updated on this as we progress. We’ll continue to do all we can to keep our roads safe.”

Short-term measures included lowering a school warning sign so drivers can see it at car-level, getting the greenery cut back so drivers can see the signs, and installing a dropped kerb for wheel-chair users.

“Another term is over and our children can’t cross the road safely,” said Rachael Forkan, mum and member of the Clifton Hill Parent Teacher Association (PTA). Ms Forkan said she and the head were “not thrilled” the signal crossing was part of a ‘long-term plan’ for improving the school’s road safety. Ms Forkan said: “It isn’t a bit helpful because that could be anything from two years to seven, and my son will leave there in five years’ time.”

Officers reported there were no dropped kerbs between the school and the church which made it “problematic to navigate” for wheelchair users trying to cross smoothly. Where the County Council would deliver road safety awareness training to students, for students with complex and multiple disabilities, like at Clifton Hill, officers said this type of training would “not be appropriate”.

“It’s definitely a priority for now,” said Councillor Jeremy Webster for Caterham Hill. “But the [County Council] is telling me there isn’t any money and that we have to wait a couple of years, but by then problems will be worse.”

The local councillor described Chaldon Road as “problematic” with existing highways issues such as increasing pressure from developments and an unstable embankment. Cllr Webster told the Local Democracy Reporting Service (LDRS) he would continue to urge the Surrey County and Caterham Parish council for their financial support.

Conservative MP for East Surrey, Claire Coutinho, who visited the school in summer 2024, said she recently met with Cllr Jeremy Webster at the school for an update on the crossing issue. Ms Coutinho said she asked him to maintain pressure on his colleagues at Surrey County Council to find a “funding solution” to get so a crossing installed as soon as possible.

A Surrey County Council spokesperson said: “At a site meeting completed in October 2024 we recommended a zebra or push button signalised crossing as the most appropriate road safety measure to be introduced. We appreciate that parents would like this to be implemented immediately, however this assessment forms part of a wider piece of work across the county which has seen us identify demands for road safety measures across another circa 50 sites, and we will have to prioritise which of these sites are then worked on with any available funding. At present, the council hasn’t set its budget for this area of work and as such no funding has yet been allocated.

“Which sites take priority will depend upon a number of factors including the level of road safety risk based on site observations and collision history, the number of people that would benefit from improved facilities, cost and the level support from the local community for any proposals. Once funding has been identified it typically takes a year to design, complete the legal consultations and then implement a zebra or signalised pedestrian crossing.”

Surrey’s D’Oyly Carte Island concerts cancelled.



Plans for a summer concert on a private island as part of Weybridge Festival have been cancelled over health and safety concerns. D’Oyly Carte Island hosted three days of music and entertainment as part of the Weybridge Festival over a weekend in July 2024.

The private island, inaccessible to the public for part of the year, opened its grounds last year for Weybridge Festival and celebrated music ranging from Motown and Soul to 70s’ and 80s’ soft rock. But councillors have decided to issue a counter notice to stop the event going ahead in 2025 over safety concerns.

Surrey Police and Environmental Health representatives slammed the application for its lack of important information to ensure public safety such as the limited access to and from the island, and the lack of adequate protection to prevent members of the public falling into the river. The pair emphasised that no site plans have been shared with officers, nor exit routes or briefing for marshals to judge the safety of the operation.

“We don’t want to wait for a tragedy to happen,” said Lucy Marriot, from Surrey Police at Elmbridge Borough Council licensing meeting on January 7, “We want to take a proactive approach to public safety.” Both representatives argued there was not an acknowledgement of the potential dangers of an island-based music festival and the size of the event.

But Andy Hill, the applicant and owner of the island, asked the committee in a statement: “Was it a mistake that the event was approved last year?”. Although Mr Hill submitted the same risk assessment form as last year, the council said its internal procedures for Temporary Event Notice licensing had changed and new officers have come into post.

Serious safety concerns

The council’s principal environment officer raised the alarm that no measures have been listed to protect the public. She told the committee the applicant’s risk assessment form gave no details on how the event would look after people (who may have had a few drinks) would be protected from uneven paths, the water enveloping the island or the courtyard fountain.

A unique location, only one bridge serves as the connection from the mainland to D’Oyly Carte Island. Almost 500 people could leave the island via the sole bridge at the same time, according to the officer, and no evidence has been given whether the bridge could hold the weight.

“I hope you don’t see it as health and safety gone mad,” the officer said, as both officers repeatedly urged they did not want the event to be cancelled but wanted the public to enjoy it safely. The council’s environmental officer said she had “serious concerns about Mr Hill’s attitude to health and safety”.

Council documents state that nine marshals and one professional security marshal will be employed to look after nearly 500 people at any one time over the weekend. In his defence, Mr Hill said after the meeting that all the marshals employed for the festival had worked on the island before and so knew the land much better than other staff.

But the Licensing Officer said she did not think it was “appropriate for one [professional security] marshal, one trained person, to look after 499 people and cover the whole island.” She stressed that other marshals would not be trained in crowd control or lifeguarding to look after people at the island event, according to the submitted documents.

A spokesperson from the council said: “Despite the Police and environmental health offering to meet with the applicant to discuss and address these concerns, no meeting was accepted. Consequently, our environmental health team and the Police had no choice but to object which resulted in a hearing where the licensing sub-committee refused the temporary event notice in its current form.”

“Health & Safety on steroids”

Speaking after the meeting, Mr Hill said: “In 2024 D’Oyly Carte Island held a series of Summer Concerts that were enjoyed by over 3,000 of our local community as part of the wider Weybridge Festival. Before the concerts we met with the police, health & safety, noise control, ambulance services and a few others to make sure we held an event safe for the public. These bodies made some good recommendations and, at a cost of over £35,000, we implemented them all with the associated risk assessments.

“The outcome from these recommendations and the associated investment was no injuries, no complaints, no arrests, no drugs and no disorder, just a flood of compliments. We were asked by Weybridge Festival to do the same again for 2025, so I submitted an application to repeat what we held in 2024. It is a complete mystery why the Council has rejected our application, cancelling the D’Oyly Carte Island Summer Concerts in 2025.

“Were Health & Safety negligent in their duties by allowing the concerts to proceed in 2024? Why have they objected to a repeat of the same event in 2025? One can only speculate that Health & Safety has been put on steroids and they are more interested in creating unnecessary meetings and paperwork, repeating work that has already been completed, simply to keep them gainfully employed at tax payers expense.

“We have invested heavily in bringing D’Oyly Carte Island back to life and have created opportunities like the café, bar, creperie and the D’Oyly Carte Island Summer Concerts. These activities include the community on our journey to renovate this amazing piece of history and culture in Weybridge. All I would ask in return is for the 100,000 people that have visited the island to write or email the Council asking them to reverse their decision and permit the D’Oyly Carte Island

Concerts to proceed.”

Blot on Epsom Down’s west horizon to grow?



The “Croydonisation” of Woking will continue after a 26-storey town centre tower block on the former BHS site was approved. The plans for the 272-home 85-metre-tall building are nearly identical to those previously rejected in March 2024 but have been signed off following changes to Woking Borough Council’s housing targets and further clarifications from the developers. Donard Real Estate will demolish the former store to create the Crown Gardens project. The build-to-rent project will include 28 affordable homes as well as retail and commercial zones on the ground floor of the Commercial Way site. There would also be public space landscaping to improve the area around Christ Church.

Approving the plans – which were also under a separate appeal – would help the council meet its new, higher housing targets and help take pressure off green belt sites. The meeting was also assured the building would be predominantly made of brick, limiting the potential of weather damaging external cladding. The town centre had to be closed off after cladding fell from the Hilton Hotel building this year due to storms. Speaking on behalf of the developers was Mervyn McFarland. He said, “Crown Gardens will deliver 272 high-quality build-to-rent homes addressing the growing need for housing and helping Woking’s residents, particularly young people and families, to stay in Woking and contribute to the town’s vitality and growth. It will help alleviate pressure on traditional housing stock while also contributing to meeting housing targets. It will free up homes better suited to families and other demographics, contributing to a more balanced housing market in Woking. Crown Gardens will support Woking’s regeneration, bringing up to 700 new residents to the town centre. This is expected to bring in around £10m expenditure annually in local spending, boosting businesses.”

The limited parking at the site was no longer considered a valid reason to object to the plans given its proximity to Woking Railway Station and active travel options. The January 7 planning committee also noted that a similar high-rise application at Technology House was allowed on appeal, with the Planning Inspector saying parking options were sufficient. Councillor Rob Leach (Liberal Democrat, St Johns) said: “It’s clear that the development will help meet the housing needs that we have and the new government target building levels, to a significant extent, are helped by this. I’ve always been resistant to skyscrapers in Woking, what I’ve called the Croydonisation of Woking, in the past, but I think this has to be preferable to incursions on the green belt where that can be avoided.”

Related report:

Blot on Epsom Downs horizon to grow no more?

Surrey County elections must go ahead clamour



The May 2025 Surrey county elections must not be postponed, the 11 boroughs and district councils have said. That call has been amplified with the Surrey Liberal Democrat MPs writing to Government lending their support to the call – while a petition arguing the same has been signed by more than 3,000 people. The decision to call off this year’s poll will be down to Government ministers who said they would consider delaying local elections in areas going through the devolution process. Surrey has put itself at the front of that queue – which would get rid of existing councils and replace them with a new structure. What that would look like is anyone’s guess at the moment, but could range from a single mega council, or potentially two or three slightly smaller bodies. Any new system would have an overarching strategic mayor.

The county leadership argues that postponing the elections would give officers time to get on with the once in a lifetime reorganisation – which needs to have interim proposals submitted by March ahead of a more ironclad May deadline. They also question the value of holding elections, which would cost an estimated £2.48m, for a council that was effectively doomed to die within two years – the new devolved authority is expected to be up and running in 2027 with shadow elections held the year before.

The leaders of the 11 Surrey District and Borough Councils met with their Surrey County Council counterpart on January 7 to discuss the English Devolution White Paper and what this would mean for the residents of Surrey. There was acknowledgement that the central Government was determined to introduce sweeping changes through devolution with district and county councils merged into new unitary authorities. A statement released after the meeting read: “All the Leaders of the Surrey District and Borough Councils expressed their concerns around the pace of change being imposed by central government and that such widespread and significant change needs wider consultation with the residents, stakeholders, and businesses across the county. In addition there was concern that the change, as proposed, will decrease local representation for residents of Surrey. While the Leaders concluded that there needs to be a dialogue with Surrey County Council on the proposed changes, there was wide agreement that the county council’s plan to write to the Secretary of State, Jim McMahon MP on Friday January 10, requesting to postpone the county elections scheduled to take place on May 1 2025 was not supported by the District and Borough Leaders and would be opposed if submitted.”

Surrey Heath Borough Council leader Shaun Macdonald added that allowing the elections to go ahead would ensure that all those involved “in shaping the future of our communities” had the democratic mandate to represent residents. The six Liberal Democrat MPs for Surrey also co-signed a letter to Government calling on it to not pass legislation postponing this year’s elections, describing it as an affront to democracy. They also expressed concerns over the speed of devolution and local government reorganisation. They said: “A proposal of this scale requires careful consideration and broad support. Yet, just three weeks after the government’s announcement, no credible plan exists. There has been insufficient engagement with district and borough councils or MPs to justify this unprecedented step.”

Elections, they said, must go ahead to give those voted in the mandate for how to deliver those changes. They added: “This is a once-in-a-generation opportunity to reshape local government in Surrey, and it must not be derailed by unnecessary delays or a lack of transparency.”

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