

## Walk on the Downs to feel Up.



**Epsom & Ewell Borough Council** is hosting a walk around Epsom Downs on 10th September to coincide with World Suicide Prevention Day. This event supports the council's Suicide Prevention Action Plan and aims to raise awareness of support and resources available to help those suffering from mental health issues or directly impacted by the loss of someone to suicide.

Funding has been allocated from the UK Shared Prosperity Fund to **We Power On** to help residents access support in the borough. Chris, founder of the organisation, will lead the walk for adults aged 18 and above.

Immediately after the walk, Epsom & Ewell Borough Council will host another event where Chris will talk about his story and the importance of having support available for people suffering from mental health problems. A scribe will create artwork which will then go on a 'tour' of the borough ending up at the **Epsom Picturehouse** on 10th October to coincide with Mental Health Awareness Day.

Residents will need to register to attend – 50 spaces are available for the walk and talk, and a further 50 spaces for those who only wish to attend the talk. Register [HERE](#)

**End Stigma Surrey** is also supporting this event, they are dedicated to raising awareness and reducing the stigma of mental health and are part of the council's wider Suicide Prevention Action Plan.

Councillor **Clive Woodbridge**, (RA Ewell Village) Chair of the Community and Wellbeing Committee said: "Mental health issues can have a devastating effect on sufferers and those close to them. No one should have to face mental health challenges alone and it's important as a council that we do all that we can to ensure vulnerable residents are informed, and can access, vital support when they need it.

Working with partners is an essential part of our Suicide Prevention Action Plan and I'd like to thank We Power On, End Stigma Surrey, and The Jockey Club for their support with this event.

I'd encourage anyone experiencing mental health issues to seek help. One life lost is too much."

Chris, founder of We Power On said: "I'm pleased to be able to support the council with its walk and talk. Walking helped me especially during Covid lockdown and I'm looking forward to leading the walk across Epsom Downs and also sharing my experiences in the following event. It's important for everybody to know that they're not alone, encourage conversations and keep highlighting where those people suffering from mental health issues can turn to for support."

Image credit: Marathon – License details

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## Epsom and Ewell Brace for Government Housing Targets



In a significant policy shift, the newly elected Labour government has reintroduced mandatory housing targets, a move that is set to have far-reaching implications for communities across the UK, including Epsom and Ewell. The ambitious plan aims to deliver 1.5 million new homes over the next five years, following the scrapping of such targets by the previous Conservative government. This sweeping reform has sparked debate over its potential impact on local areas, particularly in relation to the use of green belt land.

Among the key changes introduced by the Labour government is the reinstatement of mandatory housing targets for local councils, which must now be met based on a recalculated assessment of local housing needs and affordability. This approach differs from previous national metrics, focusing on areas where housing is less affordable relative to income. Consequently, regions like Epsom and Ewell, where property prices are high, may face increased pressure to deliver more housing.

Another controversial aspect of the policy is the introduction of the so-called "grey belt" land. This term refers to lower-quality land within the green belt that could be considered for development, in an effort to balance the need for new homes with the preservation of high-quality green spaces. Furthermore, the government has mandated that at least 50% of the homes built on grey belt land must be affordable, with a strong focus on social rent, addressing the UK's chronic shortage of affordable housing.

For Epsom and Ewell, traditionally resistant to large-scale development, particularly within the green belt, these changes could mark a significant shift. The new mandatory targets might require the local council to approve more housing projects than previously anticipated, including the controversial use of grey belt land. This could lead to tensions with residents keen to maintain the area's character, but it also presents an opportunity to address the local housing shortage, especially in terms of affordable homes.

The exact impact on Epsom and Ewell will depend on the specific targets assigned to the area and the availability and suitability of grey belt land for development. Local planning authorities with existing Local Plans may now be required to revise these plans to align with the new government mandates.

**Tim Murphy** of the local Council for the Protection of Rural England expressed his concerns, stating, "I think the new target is 821 new homes per annum. The figure is unattainable—we don't have the required skills available in this country to build all the homes the Government wants, and there will be widespread opposition across large swathes of the country to the loss of so much countryside. I calculate that the Borough, with a current population of just over eighty thousand, will need to accommodate a further 32,000 people if this target is to be met over the eighteen-year period of the Local Plan."

The **Epsom Green Belt Group** also voiced their concerns, highlighting the discrepancy between the current housing build rate and the new targets. A spokesperson for the group stated, "The current annual build rate (based on the 2007 Core Strategy) is 181 dwellings per annum. The current NPPF standard method figure (based on 2014 data) used in the regulation 18 draft Local Plan was 576 dpa. The new government proposals for a revision to the standard method would result in a target of 817 dpa. This is over four times the real need in the borough and almost triple the council's current proposals."

Cllr **Bernie Muir**, (Conservative) representing Epsom West Division and Horton Ward, acknowledged the need for more housing but raised concerns about the strategic approach. "I believe that we do need homes as we have a huge homeless issue in Epsom, plus we are desperately short of homes for key workers and those that support our care, retail, and hospitality sectors. However, the Local Plan will almost certainly end up building the wrong homes in the wrong place, primarily on Greenbelt land, with serious negative consequences," she warned. Cllr Muir advocated for the development of town centre brownfield sites instead, arguing that this would provide the right homes in significant numbers, support the local economy, and improve the socio-economic prospects for the borough.

**Epsom and Ewell Borough Council** has responded to the recent reinstatement of mandatory housing targets by the UK Labour government, highlighting the challenges posed by its outdated Core Strategy. The current Core Strategy, adopted in 2007 and covering the period up to 2022, is now considered out of date, particularly as it predates the National Planning Policy Framework (NPPF) introduced in 2012.

In its statement, the Council pointed out that its historic housing completions, detailed annually in the Authority Monitoring Report (AMR), show a consistent shortfall when compared to the significantly higher requirements generated by the standard method for calculating housing needs. For the 2022/23 monitoring year, the Council reported a notable deficit against these figures.

The draft Local Plan, which was subject to public consultation earlier this year, proposed a supply-based housing requirement of 5,400 homes over the plan period, equating to 300 dwellings per annum. However, the Council acknowledged that this figure does not meet the actual housing need calculated using the standard method, which suggests a much higher need—576 dwellings per annum based on 2022 data, with projections potentially rising to 817 dwellings per annum under the government’s proposed revisions.

Councillor **Peter O’Donovan**, (RA Ewell Court Ward) Chair of the Licensing and Planning Policy Committee said “The draft Local Plan (Regulation 18) that was subject to consultation in February and March 2023 proposed a housing requirement for the borough of at least 5,400 homes of the plan period (which equates to 300 dwellings per annum). This was a supply-based requirement and is not a reflection of need which is calculated using the standard method (see above).

The Draft Local Plan identified supply exceeding this minimum requirement to provide flexibility for non delivery of sites included in the supply.”

He added: “The government are currently consulting on Proposed reforms to the National Planning Policy Framework and other changes to the planning system to which the council will be responding. The consultation is open to all and we would encourage those with an interest in planning to respond to the consultation.

One of the proposals is to amend the standard method for calculating housing needs. As part of the consultation, the government have published the housing need that would be generated using the revised method for all English Local Planning authorities and calculates the housing need for the borough to be 817 dwellings per annum.”

The consultation ends 24th September 2024 and the Council intends to take a report to its scheduled Licensing and Planning Policy Committee on that date which sets out the implications for the Borough and the Council’s suggested response to the consultation.

As the debate continues, residents and local officials in Epsom and Ewell will be closely watching how these new housing targets and policies unfold, weighing the potential benefits of increased housing against the risks to the borough’s character and green spaces.

Image: License details Credit:David Wright

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## Leatherhead town on the way up?



Leatherhead could become a “destination town” with an updated shopping arcade and cinema screens, according to regeneration plans. The future project could also see a ‘new neighbourhood’ created with up to 11-storey apartment block and townhouses in Bull Hill.

The Swan Centre has been earmarked to be the “catalyst to revitalise the town” of Leatherhead. A new leisure area is set to be the “heart” of the Surrey town with four new restaurants, bars and cafes.

Plans include 14 retail units, four cinema screens for leisure and a new central market square for events. Retaining stores like Sainsbury’s, Boots, WHSmith and others is also being considered in the development proposals.

Demolishing Leret House, the former offices on Swan Street, is another key part of the proposal. Speaking at a webinar on July 30, project officers said they are looking to reuse as much of the fabric of the building as possible by retaining the concrete frame.

Locals could see apartment buildings up to 11 storeys popping up in the town centre, with houses ranging between three to four stories. Prospective plans for Bull Hill, the second part of the regeneration scheme, include apartment flats and townhouses, as well as parking facilities, offices, and a park. Officers are also looking at plans for a hotel with retail spaces on the ground floor.

Between one, two and three bedroom flats could be available in the new apartments, with the family houses being three to four bedrooms each. MVDC and Keir Property detail a mixture of open market and affordable homes for purchase and rent could be on the offer.

Councillor Keira Vyvyan-Robinson said: “We appreciate that building heights are a sensitive matter, and this is why the sketches and layouts in the masterplan show illustrative heights only at this stage.” The Cabinet Member for Projects stressed that “nothing has been decided” as the plans were still in the pre-application phase and “are likely to evolve based on [consultation] feedback”.

A Kier Property officer said the project is “looking to get the right balance” of housing heights, so it can “sit comfortably in its environment.” Upgrading the existing park in Bull Hill is also part of the initial proposals. Project officers said they wanted to make the park more accessible to people in Leatherhead by improving the play areas.

Launched on July 8 with five consultation events, people can give feedback to the prospective plans until September 26. Leigh Thomas, Group managing director, Kier Property said the consultation events so far had given him “much food for thought”. He added the team were looking to adapt the plans “according to the needs of the local community”.

MVDC and Keir Property has announced new consultation dates, including:

- Monday 19 August, 5:30pm to 7:30pm at St Mary’s Church Hall, 10A The Ridgeway, Fetcham, Leatherhead KT22 9AZ
- Thursday 5 September, 5:30pm to 7:30pm at Ashtead Peace Memorial Hall (Ralli Room), Woodfield Lane, Ashtead KT21 2BE
- Wednesday 11 September, 5:30pm to 7:30pm at The Old Barn Hall Bookham (Main Hall), 55 Church Road, Great Bookham, Leatherhead KT23 3PQ

Keir Property and MVDC is looking at submitting a planning application in 2025 and, if approved, to start building by spring/summer 2026.

Artistic Impression Of The Arrival Square from North Street, south east corner. (Credit: Mole Valley District Council and Keir Property)

## Social housing options boxed in



Hundreds of people desperate for social housing will finally have homes to call their own after a seven storey block was approved – despite concerns it would blight historic views from Box Hill.

There are 640 names on Mole Valley District Council’s housing waiting list and the plans, approved on Wednesday, August 7, will add 126 new affordable homes to the borough’s stock.

Developers Clarion Housing Group will demolish the existing office and residential buildings at the vacant Regent House. The homes will be spread across two blocks ranging from three to seven with shops on the ground floor.

Officers told the meeting the council was behind its housing targets and the huge number of affordable housing on offer meant it was hard not to recommend the proposals.

Of the 640 names on the council’s housing waiting list, 218 households are currently waiting for two bed units and this development will accommodate 42 per cent of those with a further 10 per cent of the 316 households waiting for one-bed homes also set to benefit.

Councillor Monica Weller (Liberal Democrat: Bookham West) said: “I am particularly mindful of the horrendous number of people on the housing list.

“That really is quite shocking, 640 on the housing list. A lot of my time is spent with people who are actually living with a partner and children in their parents houses or homes or flats.

“The situation is actually dire and I think there are a lot of people who don’t actually realise that.

“A lot of people who I have contact with do not have cars, they can’t afford cars, and I think that with this site so close to Dorking, it is walkable.

She added: “I am particularity interested in the National Trust’s case about the view from Box Hill but seeing the proposal from the planning officer and the photographs I think there is a limit to how much we can protect these views weighed against the need for homes

Some spoke out against the plans and warned of a “slippery slope” of allowing too many tall buildings.

Andrew Holden speaking on behalf of a number of residents in Lincoln Road and the surrounding area said a development with fewer floors could still provide a large number of homes while minimising the impact on the area.

He told the meeting: “The view of Dorking from Box Hill and to visitors arriving by train will be of a significant cluster of multi-storey buildings thoroughly out of character with our historic market town.

“To avoid this slippery slope leading to irreversible harm, its important that councillors draw a clear line in the sand of what the scale of development is appropriate n this area..”

The plans were approved unanimously by planning committee members.

Image: New homes set for Dorking (credit Clarion Housing)

## Redhill theatre gone to rack and ruin?



There are currently no plans to reopen a much loved Surrey town centre theatre according to a new report.

**The Harlequin Theatre in Redhill** closed its doors in September 2023 after the discovery of reinforced autoclaved aerated concrete (RAAC). Nearly one year on, surveys to establish the extent of the issue have not been completed and there is no indication of when any work may start, or the venue re-open.

Reigate and Banstead Council (RBC) will discuss the future of the theatre at a Strategies Meeting on Thursday (August 15).

RBC said: “We hoped it would be a temporary closure, but due to the extent of the RAAC identified so far and the complex structure of the building, we do not expect to be able to re-open the theatre in the foreseeable future.”

In a report by council officers, it has been recommended to stop current Harlequin arts and cultural activities, including the December show and the pop-up in The Belfry shopping centre. The report also warned that “many loyal, hardworking staff” could face redundancy if the recommendation was adopted.

“I’m outraged,” Cllr **Andrew Proudfoot** told the Local Democracy Reporting Service (LDRS). He said: “This is an absolutely essential hub for local arts and schools. This is the suggestion of a Conservative attack on community life.”

Cllr Proudfoot put forward a motion at last month’s council meeting to reaffirm RBC’s commitment to the arts, secure an interim facility and develop a reopening plan for the theatre. The Green Party member said at the meeting that the theatre is home to many local organisations, providing cultural identity and nurturing young talent. They added there are no other similar facilities for large cultural events in the borough.

Locals have expressed their disappointment at the recommended decision and the ongoing uncertainty for the provision of arts and culture in the area. Some said they were “heartbroken” as the Harlequin Theatre gave them opportunities to develop in the creative arts.

RBC said it was “keen to keep access to the arts alive” while the building has been closed by delivering the successful Big Top Panto in Memorial Park and its regular ‘Harlequin Outdoors’ summer programme in Reigate’s Castle Grounds.

Options tabled in the report include putting on the Christmas 2024 show and then making all Harlequin staff redundant in 2025, and working on a renewed opening in April next year. Costing the council an estimated overspend of £250-300k, it is the cheapest proposed option other than to stop all activity of the Harlequin theatre.

In a press statement, Cllr **Nadean Moses**, Executive Member for Sustainability and Leisure, said: “Our commitment to providing an arts and cultural offer in the medium and long-term remains strong.” With no more events scheduled after the Outdoor Theatre closing on September 7, Cllr Moses said it can review the costs

and benefits of the theatre as well as developing future options for the arts.

The council is looking at new venues such as a school or a cabaret-style performance space. Work is being done for a full business plan of the council’s offering of creative arts to its residents for 2025.

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## A question of Chalk Pit noise and dust



Noise and dust pollution from the Chalk Pit waste recycling centre in Epsom continues to exacerbate the Council as residents’ complaints continue unabated.

On 26th March 2024 Epsom and Ewell Council decided to allocate funds to address the issue. £40,000 was reserved for independent noise investigation, and £100,000 was allocated for potential enforcement and litigation work. The Environment Committee was directed to identify equivalent savings or income to replenish the reserve by the end of the financial year 2025-2026.

Questions were raised at the Full Council 30th July on progress.

Cllr **Steve McCormick** (RA Woodcote and Langley) asked his fellow RA ward Councillor **Liz Frost** (Chair of the Environment Committee) “The Chalk Pit site is still causing many of our residents noise and dust nuisance with several complaints being logged daily to this council, Surrey County Council and the Environment Agency. There are planning applications in process with Surrey County Council but in the meantime, residents are experiencing regular disturbance to the unencumbered enjoyment of their homes and gardens. What actions are this council taking to address these statutory issues that this council is responsible for?”

Cllr Frost responded: “The Council has proceeded in line with its statutory duties to take such steps as are reasonably practicable to investigate complaints of nuisance. This has included an early morning visit to characterise and witness the noise at that time. Further, and as a consequence of a temporary diversion of resource away from a separate statutory service, the council intends to deploy a dedicated officer for Chalk Pit work alone for a limited number of hours per week over the summer period.”

Cllr McCormick pressed the matter: “Can Councillor Frost confirm details for the dedicated officer mentioned, specifically how many hours per week, confirmation on the role of the officer resource, i.e., additional monitoring, for example? And why is the summer period only in scope? Why not a longer period until statutory nuisance is resolved?”

Cllr Frost replied: “The number of hours is not yet known. We are working with somebody who we are hoping to engage, who has a lot of experience in this type of work. So we will be having an expert who is used to investigating noise nuisance and knows what they’re looking for. We’re hoping that the work will start in August. I can’t really tell you how long it will go on for or exactly how many hours; it depends on how much is needed, and the contract has yet to be signed, so it’s difficult to answer that.”

Cllr **James Lawrence** (LibDem College) pursued the matter further: “It’s very useful to hear that we’ve got some form of plan for a dedicated officer time and resource to focus on the Chalk Pit. Would the Chair agree that it is unacceptable for residents to be woken up at 5:40 a.m. due to the repeated banging and experience repeated disruption throughout the day? Has this experience influenced your decision to give this dedicated officer resource?”

Councillor Frost responded: “I do agree this is not a good situation with people being woken up at this time. I think we would all agree with that. The difficulty comes with finding the actual evidence and identifying exactly who is responsible. That is something we are hoping to get more information on, but yes, it is not a good situation.”

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Meanwhile local residents complain they are suffering and the Council and other agencies are not doing enough quickly enough.

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## Epsom and Ewell Mayor’s busy year



The Mayor of Epsom and Ewell Cllr. **Steve Bridger** (RA Stamford) addressed the full council 30th July and told the meeting about his business.

“My Mayoral year has started well, with almost 40—well, over 40 now—duties attended so far and many more lined up. Almost first was the Founder’s Day at Epsom College. I’m probably the only mayor that has been fortunate enough to attend two of these fantastic days. I’m also probably the only mayor that was called for jury service in June, which unfortunately clashed with Armed Forces Day. Two firsts in the first month is not bad going, really, so let’s see what the rest of the year holds.

Derby Day was an unforgettable time, with grapefruit and sampling the Royal Melon, which was a gift from the Japanese Racing Association. I managed to hand over my £50 to Betfred, where all my horses went unplaced. One highlight that I felt humbled to be part of was the 80th-anniversary events of the D-Day Landings. The service at the Clock Tower in the morning and then the fantastic event organized by the officers on the Downs, ending with the lighting of the beacon in the evening, was a very moving experience. Despite a somber atmosphere, there was a feeling of celebration, with a traditional British fish and chip meal served at the Grandstand. It became a complete day honoring those who sacrificed their lives to make a better world for everyone.

I’ve also celebrated the 75 years that 135 Squadron has had the freedom of the borough, followed by the well-oiled and organized Village Day. I ended up judging the best or worst faces pulled with the Morris men and women. Other events that have been attended include the opening of two nurseries—and no, they’re not the flowering type. These are the starting posts to welcome the next generation into our borough. Everything has changed dramatically since my wife and I were

parents to young children, and it's amazing what facilities are available to the youngsters nowadays.

Handing out many trophies and prizes to students around the borough while celebrating their success stories emphasizes the great facilities we have to offer as they transition into the wider world. These people are our future, and they need to be recognized. Apart from the luxuries of being Mayor, it's been humbling to see the other side of life, where an army of volunteers is beavering away in the background in all areas of our lives. Without much recognition, they do the important work of looking after the vital parts of our lives in the borough. These efforts we do not fully appreciate, so I thank them unreservedly for their work.

My charity committee has been working hard organizing events to raise money for my worthwhile charities. The first event earlier this month was a cream tea at the Horton with the Mayor and the Mayoress. This was very well attended, and unfortunately, we had to turn people away as it was overbooked. We had 84 attendees in all, which is fantastic. I would like to thank the Deputy Mayor for his great piano playing during the tea and the Horton for the superb venue.

We've got a beer festival planned for the four days of the August bank holiday in conjunction with the Jolly Coopers. They're producing a specially brewed beer named "The Charitable Mayor" for the event, and the special beer mats being produced will become collector's items in years to come. Proceeds from this event will be going to my charity fund. I expect to see a lot of inebriated councillors over the bank holiday staggering around Stamford and Goose Green—or I hope so.

Please put my Civic Service on the 8th of September in your diaries. It is being held at Christ Church by Stamford Green. Another big event in your diary will be the Charity Ball with a Twist. This will be held at Epsom College in their Big School on Saturday, the 5th of April next year. Many other events have been planned for the rest of my year. These will be publicized as the details are finalized."

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## Council pay tribute to Epsom tree hero



Councillors of Epsom and Ewell stood in silence in memory of local tree hero **Mike Ford**. The full council meeting held in the Town Hall chamber on 30th July heard a tribute from Councillor **Steven McCormick** (RA Woodcote and Langley Vale).

"It is with great sadness that we share the news of the passing of Mike Ford on June 27, 2024. Mike was a pivotal figure in the creation of the Epsom Tree Advisory Board nearly three decades ago. He moved to Epsom in February 1981 and worked as a skilled carpenter for over 50 years, retiring in 2009. He is survived by his loving wife, Leslie, and their son, Darren, and daughter, Emma.

For many years, Mike dedicated himself to planting, nurturing, and caring for countless trees within our community and beyond. His passion for trees is evident in every project he undertook. I first met Mike in Rosebery Park around 2010 when the Friends group was developing a tree trail for park visitors. Thanks to Mike's vast knowledge, the tree trail was published and is available to this day on the Friends of Rosebery Park website.

Mike's deep understanding of the park's trees was astounding, reflecting his unwavering commitment to the natural world. Mike could recount the origins of many trees in Rosebery Park and across the borough, often mentioning if they'd come from his own garden. I vividly remember finishing a walk with him, standing by the pond in Rosebery Park, gazing at willow trees, and he remarked, "We don't plant trees to enjoy in our lifetime; we plant for future generations to enjoy." This profound statement underscores the enduring impact of his work.

As our friendship grew, I became more involved with the Tree Advisory Board. Mike's tireless efforts helped secure the planting and preservation of trees across the borough. His enthusiasm inspired a dedicated group of volunteers, embodying his can-do, will-do spirit. Mike's passing leaves a significant void, and I will miss our conversations dearly. However, I am comforted by the memory of the successful replanting of the Mike Ford Copse in the Alexander Recreation Ground by board members last December. Mike was there to witness it.

Mike Ford's legacy will endure through the Epsom Tree Advisory Board and the many trees he planted, which will continue to offer hope, shade, and beauty to future generations. He will be deeply missed by all who knew him."

Related report:

Dedicated Epsom tree-man

Image: Dedication event at Alexandra Recreation Ground honours local hero Mike Ford Epsom & Ewell, 3rd December 2023

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## Surrey roads get better marks



Nearly £2m will be spent this year on improving road markings across the county, with over 48 miles of line painting already completed.

Surrey County Council has substantially increased its funding for this and coming years to make the county's roads safer and improve their visual appearance. This is in addition to the largest ever surface dressing programme which will see over 100 roads improved across Surrey to help prevent potholes.

The programme of works will see white and yellow road markings refreshed on roads across the county, with busy roads and those most in need of refreshing prioritised. This will also include major motorway junctions including the M25 J6 (Godstone), J8 (Reigate), J9 (Leatherhead) and M3 J1 (Sunbury Cross).

**Matt Furniss, Cabinet Member for Highways, Transport and Economic Growth, said:** "We're very aware that well-maintained and presentable roads are highly important to our residents. This is why here in Surrey, we're investing nearly £300m in repairing and improving Surrey's roads and pavements by 2028.

"Our increased investment in line painting will improve the safety and appearance of many roads across our highway network, along with our surface dressing programme which will significantly strengthen 85 miles of the county's busiest roads, preventing deterioration in years to come.

"Our highways teams are also continuing to trial new products which can complete these works in half the time, whilst also using more sustainable equipment."

Residents can keep up to date with works in their local area by signing up to our weekly highways newsletter here: **Your Highways Update landing page** ([surreycc.info](https://surreycc.info)).

## East Street development not off the Hook



On Tuesday, 16th of July, the Environment Committee at Epsom and Ewell Council sat down to discuss the possibility that there might be considerable environmental issues at the Hook Road Multi-Story Car Park.

It was decided in principle to release the Hook Road Car Park to facilitate wider redevelopment of the gas holder site. Hesitation is largely due to the lack of information on the severity of the level of contamination in the area.

In the report provided by council officer Mark Shepard, it was stressed that the issues of contamination are based on what is underneath the car park, that there is no present risk to people's health, and it is safe to use for its intended purpose.

The Hook Road Car Park sits on top of a water aquifer and operates directly adjacent to a former gas works that has been in operation since circa 1870 (which can be seen on the historical land use map). Given the lack of environmental research into the soil and water of the gas holder site, it's not known to what extent the Hook Road Car Park is dealing with a ticking time bomb of contaminants. Gas sites are generally considered some of the most contaminated sites across the United Kingdom, especially ones that have been in operation from the 19th to 20th century, when there were next to no regulations for the disposal of industrial waste.

The byproducts of coal gasification include tar and pitch, which contain toxic and potentially carcinogenic polycyclic aromatic hydrocarbons (PAHs). Ammonia, another byproduct, can contaminate soil and groundwater. Other harmful substances, such as toxic phenolic compounds, spent oxides, and sulphur compounds, also pose contamination risks to soil and water. Additionally, the process involves toxic chemicals that contribute to heavy metal pollution, including lead, arsenic, mercury, and chromium. These byproducts pose significant environmental and health risks due to their persistence and toxicity. As for the gas holder site at Hook Road, council officer Mark Shepard stated in the committee meeting that "we don't yet know the level of contamination."

There is the additional factor of Thames Water's Epsom Water Works, located a short distance away. The East Street drinking water boreholes are in close proximity (less than 200m) to the former gas works site. This means that if there are any attempts for a clean-up at the former gas works site, it would necessitate thorough monitoring by the Environment Agency on account of its potential risk for contamination. In the meantime, the council's decision remains provisional as they await more detailed environmental assessments to determine the appropriate course of action.

Image: Hook Road Car Park and gasworks – Google