

## Surrey’s get greener update



Surrey County Council and the **Greener Futures Partnership** are on a mission to make Surrey carbon free and greener by 2050. Here are links to the latest updates from Surrey County Council:

**Use the new Energy Advice Tool to help save money:** *Find out more*

**“I finally took the plunge and sold my car”** Read Becky’s story and also find out how you could win an e-bike. ***Read more***

**Seven tips to save £70.** How being savvy with your food could save you money and play your part to reduce waste in Surrey. ***Read more***

**Celebrating World Wildlife Day.** What we’re doing to enhance and protect wildlife in Surrey as we tackle climate change. ***Read more***

**Growing verges wild for bees and flowers.** Wondering why our grass is getting longer in some areas? ***Read more***

**M25 junction 10/A3 Wisley improvement scheme.** National Highways traffic improvements which will include improvements for local habitats and safer journeys. ***Read more***

Surrey County Council ask you to share this information with your friends and all are encouraged to **sign-up** to its bi-monthly newsletter.

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## Mole Valley Local Plan paused: official



Inspectors have agreed to pause the examination of Mole Valley’s 6,000 home blueprint amid attempts to remove all green belt sites for development.

Mole Valley District Council had written to the Planning Inspectorate asking to remove all green belt sites from its draft local plan in anticipation of government changes to the planning system. But these hopes have been dashed by the inspector on the grounds it could not prejudge any prospective changes. Despite the setback, the inspector said they would be happy to delay hearings until May – when any new rule changes become clearer- and that is where things stand.

Local plans are the basis for planning decisions in an area. They outline the type, location and density of development that is likely to be permitted. Without one, developers have much freer range to chance their arms.

The council also does not have a five year housing land supply, which again tips the favour towards developers and increases the urgency with which Mole Valley District Council needs to get its local plan signed off.

Mole Valley District Council’s leader member for planning, Councillor Margaret Cooksey, said that, while disappointed the local plan has been delayed yet again it is a better outcome than having to start the process from scratch. She said: “I am disappointed we are having to pause and delay. The longer we are without an adopted plan the more at risk our green sites are. If we carry on we have to work on current National Planning Policy Framework rules and greenfield sites we have in the plan. That is what we are trying to prevent. But if we just abandon the current plan we would have to start from scratch and that would take a lot longer. We don’t want to lose the good parts of the draft plan.”

She said they have already received an application to build on one of the green belt sites they are trying to remove from the local plan.

The planning inspector agreed to delay examination of the local plan until May 25 at which time there should be greater clarity around future national planning policy and will also accommodate the implications of the council’s all out local elections in May.

Related reports:

Lessons for Epsom in Mole Valley’s “shouty” Local Plan struggle?

How Green is My Mole Valley?

Can Epsom and Ewell get more dense?

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## Hook Road Arena plans



This is the last of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.



Hook Road Arena is owned by the Council and has for many years been the home of car boot sales, funfairs and annual firework nights. The plan is for residential and sports and recreation development, comprising:

- A new sports hub for the borough to include playing pitches (grass and artificial) a new pavilion and changing facilities on 9.5ha of the site that will be retained within the Green Belt.
- At least 150 net zero carbon homes on the eastern part of the site that will be inset from the Green Belt

The reasons given include the site has the potential to deliver recreational sports facilities and playing pitches. The allocation of this site will mitigate any losses of playing pitches (rugby) resulting from the allocation of the adjoining Ewell East Station (see our report [HERE](#)) . It may also help to meet additional playing pitch needs for ‘secure provision’ (i.e. community use protected through a legal agreement) both now and in the future.

The site will contribute towards meeting the need for housing in the borough.

**When will the site be developed?**

It expected that a planning application will be submitted early in the plan period, with development likely to start in 2027.

Planning officers note that any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible. Also, the site could deliver playing pitches and potentially other supporting infrastructure such as changing facilities and a club house.

Related reports:

The BIG plans for Epsom and Ewell – reports on Hook Road Car Park and SGN site plan.

Depot Road plans

West Park

Ashley Avenue

The Epsom and Ewell Town Hall plan

A new Town Hall for Epsom and Ewell?

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

Local Plan battle heating up? and other related reports.

# Land at Chantilly Way



This is the eighth of nine reports on the nine BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.

This 0.7 hectare grazing land is earmarked for residential development. The reasons given include:The site will contribute towards meeting the need for housing in the borough and lies adjacent to the Strategic Allocation at Horton Farm (Policy SA6).

The site has well defined boundaries and lies on a transport corridor adjacent to existing residential area, creating a suitable context for residential development. The site is also in relatively close proximity to local services and facilities and to public transport connections.

Planning officers note that the development should not adversely affect any protected trees near the boundary of the site. Any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.

The council is working with key infrastructure providers, including Surrey County Council as the Highway Authority and Education Authority, Clinical Commissioning Groups and Utility providers to determine exactly what infrastructure is required to support the proposed development.

**When will the site be developed?**

It expected that a planning application will be submitted in the early part of the plan period with development likely to start by 2028.

Related Reports:

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.



The BIG plans for Epsom and Ewell – reports on Hook Road Car Park and SGN site plan.

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## Residents aroused by “sleeping” residents?



Amid claims of the Residents Association Councillors being “asleep at the wheel” one of the biggest residents’ protests ever held in Epsom took place yesterday. Over 200 demonstrators waved banners, wore green or green belts, and chanted “Green not Greed” in the town centre on Saturday (February 25).

Fury was directed at not only the EEBC planners’ Draft Local Plan containing proposals to build 2,175 homes on Green Belt sites, but also the controlling Residents Association councillors group, which, it is claimed, “were asleep at the wheel” in voting Green Belt inclusion through. Over 40% of the total 5,400 Local Plan homes are destined for the Green Belt, the majority of which will be market-priced and unaffordable to those starting out on the property ladder, protestors argue.

Of nine “preferred options” for housing sites earmarked by the Council in the Local Plan, five are on Green Belt sites, which include Horton Farm (1,500 homes proposed) and Ewell East playing fields (350 homes, up to six storeys high).

Despite a “brownfield first” brief, planning officers have not proactively engaged with developers on central urban rejuvenation possibilities, near facilities, preferring instead to accept opportunistic bids from selected Green Belt landowners and developers, protestors claim.

In a display of some cross party support, the protestors were joined by representatives from political parties standing in forthcoming local elections in Epsom & Ewell, including two RA councillors who had voted against their colleagues on Green Belt inclusion. Cllr **Eber Kington** (RA Ewell Court Ward) and Cllr **Christine Howells** (RA Nonsuch Ward). They were joined by Cllr **Bernie Muir** (Conservative – Stamford) and **Mark Todd** Chair of the Epsom and Ewell Labour Party.

Demonstration organiser, **Kathy Mingo**, from the *Epsom & Ewell Green Belt Group*, said “It was heartening to see everyone uniting beyond party political lines against these unjustified Green Belt destruction plans, given new emerging Government guidelines that puts the focus squarely on brownfield development to meet only advisory, not mandatory, housing targets”

**Alex Duval**, vice-chairman of Clarendon Park Residents Association, which adjoins the Horton Farm Green Belt site said “ The data does not add up. The Council’s own reports show that the site contains a critical drainage area with high flood risk; their transport analysis recommends not taking the site forward; and reliance on outdated ONS 2014 population figures – rather than the lower 2018 and official 2021 Census figures – means Epsom’s housing needs are significantly overstated. The real housing need can be accommodated on brownfield alone, without any Green Belt destruction. Their own evidence is clear – the Council should save our Green Belt”

**Tim Murphy**, a vice president of CPRE Surrey and chair of Epsom’s CPRE group, said “CPRE’s experience is that, once sites are listed in a Council’s Local Plan as a “preferred option” for development, then, in 99% of cases, they eventually get developed. So EEBC has already put a number of Green Belt sites at real, permanent risk by identifying them for housing in its Draft Local Plan, which may not be justified as current Government policy on Green Belt evolves”

“Many RA councillors’ seats may now be at risk in May if they do not join the minority of their colleagues in clearly stating their policy objection to unjustified Green Belt destruction” said **Jenny Coleman**, chair, Ewell Downs Residents Association. “It is clear, not least from a residents petition signed by over 7,000, but also from this impactful, united residents protest, that many think the RA councillors have been rather asleep at the wheel. They must listen to the voice of the people”.

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

A petition is available at [epsomgreenbelt.org](http://epsomgreenbelt.org)

Related reports:

The BIG plans for Epsom and Ewell – reports on Hook Road Car Park and SGN site plan.

MP’s housing solution for Epsom and Ewell

The Epsom and Ewell Town Hall plan

A new Town Hall for Epsom and Ewell?

Land adjoining Ewell East Station

Land at West Park Hospital

The really BIG one: Horton Farm

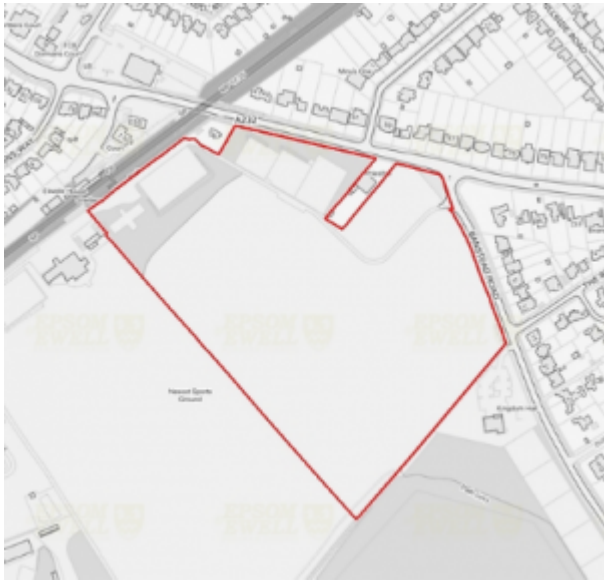
Ashley Avenue

West Park

Local Plan battle heating up? and other related reports.

Local Planning Matters – Tim Murphy’s opinion piece for Epsom and Ewell Times

## Land adjoining Ewell East Station



This is the seventh of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.

This 8.3 hectare sports pitches and open space is earmarked for residential development with the following justifications:

- At least 350 net zero carbon dwellings
- Building heights up to 6 storeys
- New local retail provision at ground floor
- The re-provision of the playing pitches at Hook Road Arena

The site will contribute towards meeting the need for housing in the borough and ancillary community infrastructure.

The site has well defined boundaries and lies adjacent to existing residential areas and adjoining Ewell East railway station, creating a suitable context for residential development and lowering the risk of adverse landscape impacts. The site is also in relatively close proximity to local services and facilities and to bus and rail transport connections. Vehicular access can be achieved without detriment to the character of the local area.

#### When will the site be developed?

It expected that a planning application will be submitted in the middle of the plan period with development likely to start by 2031 once new sports pitches have been provided.

Planning officers note:

Development proposals must identify ways of improving pedestrian access to Ewell East Station and maximise the linkages between the site and surrounding area, and provide opportunities for walking and cycling.

The design of development would need to minimise impacts on Priest Hill Nature Reserve (Site of Nature Conservation Importance (SNCI) located on the Southern Boundary of the site.

Part of the site to the east along Cheam Road is within Flood Zone 3. Any development proposal will need to take this into account.

The development proposal will need to work with the topography of the site to ensure that visual impacts of development are minimised

Infrastructure requirements include:

Provision of new retail unit(s) to provide convenience retail to meet local needs.

The loss of playing pitches will require reprovision at the Hook Road Arena site (Policy SA9). The developer will be expected to re-provide the playing pitches off site prior to development commencing to ensure that the scheme is acceptable in planning terms.

Related reports:

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

The BIG plans for Epsom and Ewell – reports on Hook Road Car Park and SGN site plan.

The Epsom and Ewell Town Hall plan

A new Town Hall for Epsom and Ewell?

Ashley Avenue

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## Land at West Park Hospital



This is the sixth of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 19th March. We do not intend to state any support or opposition but may ask some questions.

The plan is for residential development, comprising:

- approximately 150 dwellings
- A target of 5% of homes to be provided through the provision of serviced plots of land for self-build and/or custom-build homes
- Floorspace to support NHS services (if required)

#### The reasons given include:

The site will contribute towards meeting the need for housing in the borough.

The site comprises of two parcels north and south of existing West Park Hospital residential area. The areas are currently previously developed land within the Green Belt, consisting of buildings that are currently in use as part of the original West Park Hospital operation which are no longer fit for purpose.

The site lies adjacent to existing residential creating a suitable context for residential development and lowering the risk of adverse landscape impacts.



**When will the site be developed?**

It expected that a planning application will be submitted in the early part of the plan period with development likely to start by 2027.

**Site Constraints and mitigation**

- Northern parcel is adjacent West Park Conservation Area and Southern parcel is within the Conservation Area therefore any proposal should ensure it is sensitively designed to reflect the parkland setting
- Maximise the linkages between the site and surrounding area; and provide opportunities for walking and cycling.
- Development should not adversely affect the Protected Trees within and on the boundaries of the of the site.
- Work with the topography of the site to ensure that visual impacts of development are minimised.
- Development proposal to focus the built form to the north of the site to preserve the undeveloped (open) land to the south.
- Any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.

The NHS may require the provision of some floorspace for healthcare needs, however there is currently no certainty as to whether there will be a need for such floorspace.

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

The BIG plans for Epsom and Ewell – reports on Hook Road Car Park and SGN site plan.

The Epsom and Ewell Town Hall plan

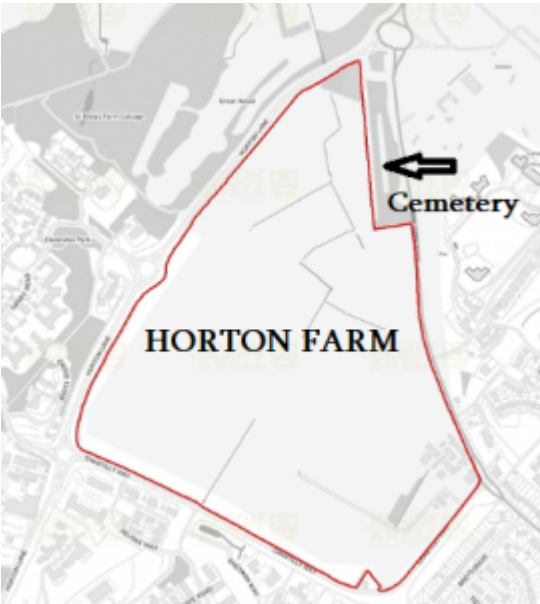
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Local Plan battle heating up? and other related reports.

# The really BIG one: Horton Farm



This is the fifth of nine reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 19th March. We do not intend to state any support or opposition but may ask some questions.

This near 100 acre site is a farm, a riding school and “open space” and the plan is to build 1500 + “zero carbon” dwellings on the site.

- A target of 5% of homes to be provided through the provision of serviced plots of land for self-build and/or custom-build homes
- A minimum of 10 serviced gypsy and traveller pitches
- Public open space
- Green corridor / habitat enhancements



**And the reasons given for the plan include:**

The site will contribute towards meeting the need for housing in the borough, including making a significant contribution towards the delivery of affordable housing and in meeting the needs of the boroughs Gypsy and Traveller population to create a new community.

The site has well defined boundaries and lies adjacent to existing residential areas, creating a suitable context for residential development and lowering the risk of adverse landscape impacts. The site is also located close to local services and facilities and to bus and rail transport connections. Vehicular access can be achieved without detriment to the character of the local area.

[Epsom and Ewell Times notes that it is also adjacent to the 5 acre Horton Cemetery where 9000 bodies are buried. See [www.hortoncemetery.org](http://www.hortoncemetery.org) for details.]

**When will the site be developed?**

The site is expected to be developed from 2028/29.

The planners note a number of issues:

- The majority of the site is bordered by existing residential areas. New access points should maximise the opportunities for improved connectivity and linkages in and around the area, in particular for walking and cycling.
- Development should not adversely affect any protected trees within and on the boundaries of the site.
- The design of development would need to minimise impacts on the Site of Nature Conservation Importance (SNCI) located to the north-west of the site.
- Any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.

- Development should work with the topography of the site to ensure that visual impacts of development are minimised.
- Horton Farm House is a listed building in the south-east of the site. Therefore, sympathetic design is required.

The development of the site will require: New highways access to the West and East and Improved pedestrian and cycle infrastructure.

Epsom and Ewell Times can report Horton Farm is owned by The Church Commissioners and is leased to a farmer who has farmed the area for many years. The Council state that a developer has an option on the land.

Related reports:

The BIG plans for Epsom and Ewell – reports on Hook Road Car Park and SGN site plan.

A new Town Hall for Epsom and Ewell?

Ashley Avenue

West Park

Epsom & Ewell Borough Council Draft Local Plan. Details how to submit your views.

Local Plan battle heating up? and other related reports.

## Ashley Centre and Global House plan



This is the fourth of eight reports on the BIG PLANS for Epsom and Ewell proposed in the **DRAFT LOCAL PLAN** that is out for public consultation till 17th March. We do not intend to state any support or opposition but may ask some questions.

The plan for this 3.19 hectare site (nearly 8 acres) that presently consists of a shopping mall, a multi-storey car park and offices to the rear is for a mixed use development, comprising:

- The retention and refurbishment of the Ashley Centre
- The redevelopment of Global House to provide at least 70 homes
- Building heights between 5-8 storeys
- Retention of the Playhouse
- Maintaining existing planting and green verge along Ashley Avenue
- Retention of the Multi Storey Public Car Park



### Reasons given for the plans include:

There is the opportunity for the comprehensive refurbishment of the Ashley Centre, the shopping centre in Epsom Town Centre. The redevelopment of Global House to the south of the site alongside the refurbishment of the Ashley Centre offers the potential for an upgraded retail environment, improved facilities, and a better utilised site, with the provision of housing.

The site provides an opportunity to make more efficient use of land in a highly sustainable location. The Ashley Centre makes a valuable contribution towards the town centres retail offer and the council wishes to encourage the refurbishment of the centre to attract new tenants and maintain its vitality and viability. The redevelopment of Global House to provide additional housing will make a valuable contribution towards meeting housing needs. The successful regeneration of this site will attract new residents and businesses to the town centre.

### When will the site be developed?

The council expects that a planning application will be submitted in the early part of the plan period. The development of new housing is expected to start in 2027.

The Draft Local Plan document notes:

- The site adjoins the Town Centre Conservation Area and several Listed buildings. Therefore, sympathetic design is required.
- The site is within Area of High Archaeological potential, therefore this need to be investigated.
- The site includes a well used multistorey car park that serves the town centre and may be required to be re-provided. This will need to be investigated.
- The site will likely need to continue operating throughout any construction stage(s), development will need to be carefully phased, and retail use, parking, servicing issues carefully coordinated.
- Potential ground contamination to be investigated and adequately mitigated for residential development
- Potential to improve pedestrian and cycle connectivity including from the site to the town centre

Related reports:

The BIG plans for Epsom and Ewell – reports on Hook Road Car Park and SGN site plan.

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Depot Road plans

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## Surrey emotional and mental health crisis children’s home receives ‘Good’ Ofsted grading



Extended Hope, a respite home for children in Surrey who are having an emotional and mental health crisis has been graded as ‘Good’ in all areas by Ofsted following an inspection in November 2022.

Ofsted noted that “children have positive experiences in this home”, “staff support children to make progress in all areas of their lives” and “are skilled and knowledgeable in the care they provide children”. Inspectors found that, “despite the short-term nature of the home, staff help children to prepare for their future” and “safeguarding arrangements are in place to protect children”.

The home is operated by Surrey County Council in partnership with a wider Surrey and Borders Partnership NHS Foundation Trust service providing care for young people facing emotional and mental health crisis. It offers children a respite or crisis bed for up to seven days and is staffed by residential workers and community psychiatric nurses who can provide mental health assessments and support for young people out of hours as well as supporting families, carers and professionals.

Sinead Mooney, Cabinet Member for Children and Families at Surrey County Council said: *“I am delighted that Ofsted recognises the positive experiences children have in this home. Extended Hope provides a safe and supportive environment for children to give them some respite, and also supports families with creating a plan of care. It is a crucial service because it offers children and young people support close to home and reduces the likelihood of them becoming an inpatient in hospital. Being close to home makes it easier for children to stay connected to their families, friends and their local communities, which is so important for their wellbeing, and ultimately their outcomes. This is why we are absolutely determined to ensure we have sufficient provision, in Surrey, and we will continue to provide the best possible support for the vulnerable children and young people we care for. I would like to congratulate and thank our staff and health partners for their determination and passion in ensuring these positive outcomes for our children and young people.”*

Read the full report on Ofsted’s website [here](#).

This home is one of ten county council-run children’s homes across Surrey. In 2020 and 2021, the Council agreed to invest £34m on improving sufficiency for Looked After Children and £2.4m in increasing management capacity and upskilling our workforce, so young people in care get the best environment to thrive, within Surrey. We are building up to three new purpose-built children’s homes in Surrey, the first of which is due to be completed in Spring 2023 and will provide a more accessible and homely setting to support children with the highest and most complex mental health needs. The design is at the forefront of green technology with modern building efficiency and its location will mean children and young people can stay better connected to the local community.

### About Surrey and Borders Partnership NHS Foundation Trust

Providers of mental health, learning disability and drug and alcohol services for people of all ages. They provide a broad range of community and hospital services, mostly in Surrey and North East Hampshire but also extending across Hampshire, Croydon and Sussex. Their high-quality care focuses on enabling people and their carers to live well.

You can read about their New Hospitals Program on the [website](#).

[www.sabp.nhs.uk](http://www.sabp.nhs.uk)

From Surrey County Council news service.

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### Related reports:

[1000 Surrey children wait for special needs plans](#)

[Epsom to help meet children’s homes bed shortage?](#)

[County children home challenges](#)

[Surrey County failed SEND boy](#)

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