



Ruxley Lane development on casting vote

Properties on Ruxley Lane in Ewell with sizeable gardens will be demolished and replaced by 14 dwellings in two blocks. A tied vote of Councillors, at the Epsom and Ewell Planning Committee meeting of 14th December, on granting permission was resolved by the casting vote in favour of acting Chair Cllr Steven McCormick (RA Woodcote and Langley).

The committee approved the application, contingent upon the execution of a Section 106 Legal Agreement. This agreement includes a viability review mechanism to be activated if the development fails to reach the first-floor slab level on both buildings within 20 months of the decision date.

A critical provision in the decision is the requirement for the Section 106 Agreement to be completed by March 18, 2024. Failure to meet this deadline empowers the Head of Place Development to refuse the application based on non-compliance with Policy CS9 of the Core Strategy 2007.

Several conditions were imposed, including a three-year time limit for the commencement of development to comply with the Town and Country Planning Act. The approved plans, covering aspects such as site location, construction details, and landscaping, must be strictly adhered to throughout the development process.

Pre-commencement conditions were also established, such as the submission and approval of a Construction Transport Management Plan, ensuring responsible construction practices and adherence to highway safety regulations.

Post-demolition and pre-above-ground conditions mandate the submission and approval of details related to external materials, access provisions, tracking details, sustainable drainage schemes, and more. These conditions aim to safeguard visual amenities, highway safety, and sustainable development principles.

Pre-occupation conditions cover various aspects, including access closure and remediation, parking and turning layouts, visibility splays, and the installation of electric vehicle charging points. These conditions align with the National Planning Policy Framework's sustainable transport objectives and local development policies.

The committee emphasized sustainability measures, requiring the provision of solar panels, drainage verification reports, and adherence to ecological and sustainable design measures.

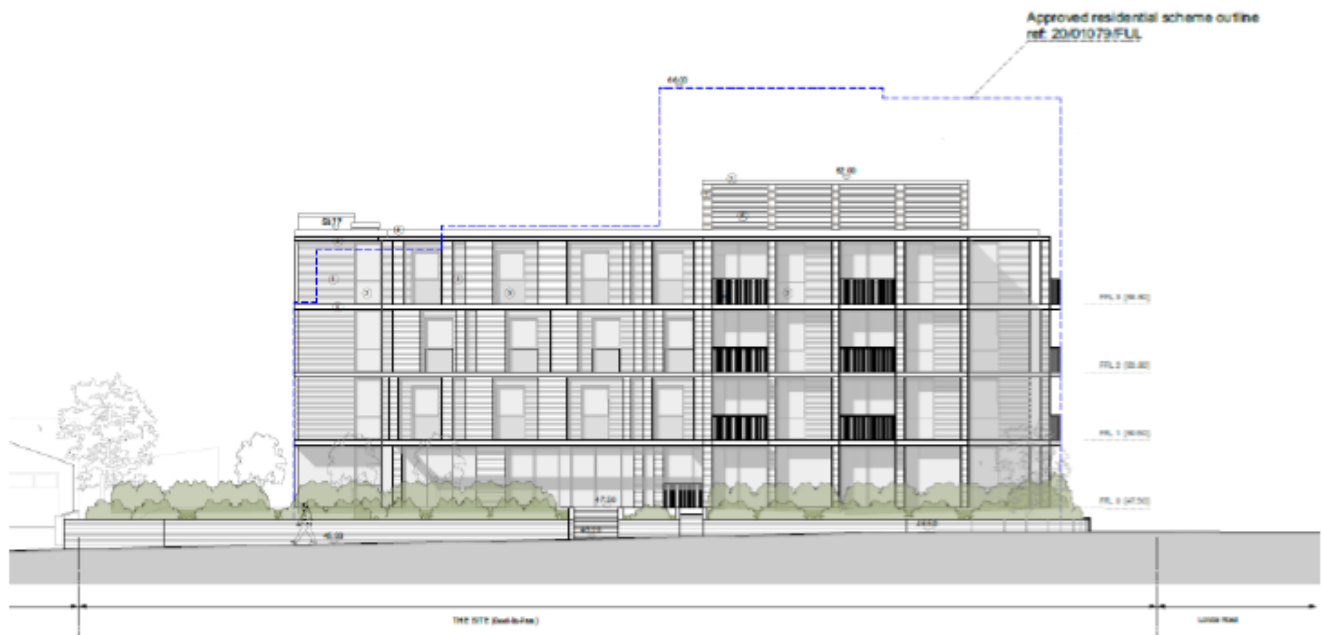
During and post-development conditions focus on groundwater remediation strategies, tree protection, ecological considerations, and sustainable design measures. The approved development must comply with strict regulations to control significant harm from land contamination and ensure the preservation of biodiversity.

The decision also outlines specific conditions regarding construction hours, limitations on additional windows or openings, and the installation of facilities such as refuse/recycling stores and cycle storage.

Ewell derelict site gets development go-ahead

14th December 2023 Epsom and Ewell planning committee granted planning permission for a proposed development on the Ewell-By-Pass / London Road site. The application has come before the committee several times before and now has the go ahead. The plan involves construction of a three to five-storey building plus basement for use as a care home with up to 81 bedrooms and associated communal spaces and services, together with associated car and cycle parking, refuse storage and ancillary works.

Permission was granted subject to an extensive Section 106 Agreement. An agreement where the developer gives money to the Council for related development in the area. The agreement includes various Heads of Terms aimed at enhancing local infrastructure and ensuring compliance with planning policies.



The agreement involve provisions for bus stop infrastructure improvements, push-button controlled pedestrian crossing facilities, and the establishment of a 3-meter wide footway along specified frontages. Additionally, a Travel Plan Auditing fee of £6,150 has been stipulated.

The agreement specifies that if the Section 106 Agreement is not completed by June 14, 2024, the Council can refuse the application, citing non-compliance with key planning policies.

Several conditions have been imposed to regulate the development, including a stipulation that construction must commence within three years of the permission date. Details of external materials, a Construction Transport Management Plan, and a Car Park Management Plan must be submitted and approved before the initiation of construction.

Other conditions address aspects such as the provision of EV charging, pedestrian visibility zones, cycle parking facilities, and a Surface Water Drainage Scheme complying with national standards.

Furthermore, the development must adhere to specific noise control measures, internal noise criteria, and contamination risk management schemes. The planning committee has also mandated the closure of existing accesses, the laying out of parking and turning spaces within the site, and the implementation of measures to safeguard against unexpected contamination during development.

The approved plan emphasizes sustainable development objectives, highway safety, and adherence to national planning policies. The local planning authority has taken a comprehensive approach to ensure the proposed development aligns with visual amenities, character, and safety standards outlined in the Core Strategy (2007) and Development Management Policies (2015).

The developer must comply with these conditions to ensure the project aligns with national planning policies and local community interests.

The councillors voted 5 in favour and 3 against.

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Care home plan lacked the “wow” factor

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Green Belt off or relaxed a notch?

Excitement has been stirred by **Michael Gove's** announcement 19th December that housing targets are advisory not mandatory. This change *may* mean a shift in **Epsom and Ewell's** Draft Local Plan away from earmarking any Green Belt for housing developments.

The local campaign group **Epsom and Ewell Green Belt** has reacted to the news. In a press release issued today they urge **Epsom and Ewell Borough Council**: "Together with the Surrey Branch of the **Campaign to Protect Rural England** (CPRE), is calling on the Council and its Councillors to instruct the planning officers to republish its Local Plan within the next few weeks, removing all greenbelt sites, reducing the housing target to a rational approximately 3,500 homes for the Plan period, and focusing on developing all available brownfield sites. We have produced a list of the changes that would need to be made to the draft Plan so that it complies with the Government's revised National Planning Policy Framework (NPPF)."

However, accompanying the publication of the revised NPPF Secretary of State for Levelling up, Housing and Communities Michael Gove said "The new NPPF was not a route to the evasion of responsibilities. Local authorities must provide rigorous evidence justifying their departure from assessed housing needs. They must do everything to identify other lands suitable for development." He added "While the planning inspectorate will respect well-made cases, it will not accept undershooting that is not firmly rooted in environmental or other safeguards. This is about sensitive adjustment in housing targets, not their abandonment."

Related reports:

Green Belt development objections excluded

Public meeting on Local Plan dominated by greenbelters.

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Local Plan costs eat into Council reserves

An officers' report to the Council advised a further £629,000 is required to progress the Local Plan 2022-2040. The matter was considered by Epsom and Ewell Borough Council's Strategy and Resources Committee Tuesday 13th December.

The report provided an update on the financial position on advancing the Local Plan toward submission and subsequent adoption, aligning with the timelines outlined in the recently published Local Development Scheme (November 2023). Following a public consultation on the draft plan earlier this year, an extraordinary Council meeting in March 2023 decided to temporarily halt the Local Plan. It was subsequently resumed in October 2023, accompanied by an updated timetable.

The financial crunch, estimated at £629,000, revolves around progressing the plan to Regulation 19 and concluding the Local Plan Examination. To address this, the Licensing and Planning Policy Committee recommended allocating £629,000 from the Corporate Projects Reserve. However, this move comes with significant financial implications, as it would reduce the reserve balance from £2.98 million to £2.35 million. If an additional request to use this reserve, hinted at in reference to a matter concerning the Council's commercial property – which was excluded from public and press scrutiny, is approved, the balance would further decrease to £1.85 million.

The item from which the press and public was excluded concerned drawing half-million pounds of taxpayers' money from the Council's reserves – we quote from the Local Plan item in public view: "Should the separate request to use this reserve at Agenda item 4 also be approved, the reserve balance will further decrease (from £2.35m) to £1.85m." The ground of exclusion was to protect financial information of third parties. Do you think such interests should out-weigh taxpayers' interests in what might justify £1/2 million being taken from reserves? Write to Epsom and Ewell Times.



The Council is facing a projected revenue budget deficit of £1.1m from 2024/25 (as reported to Strategy & Resources Committee in July 2023) and reserves are likely to come under substantial pressure in future years and may fall below the recommended level of £1 million.

The officers' report underscored the importance of maintaining staffing levels and securing external technical support to ensure a robust and timely Local Plan. Any deviation from the Local Development Scheme could amplify costs and resource implications. Despite the financial challenges, the Council was urged to use existing in-house resources wherever possible, given the projected revenue budget deficit.

Cllr **Alison Kelly** (LibDem Stamford) queried whether it was necessary to extend officers' contracts to 2026 when the Local Plan is to be submitted in 2025. The Council was advised that the opportunities for legal challenges and so forth would extend to 2026 and therefore they needed to budget for extending officer employment contracts by two years.

Cllr **Robert Leach** (RA Nonsuch) vented his frustration thus: "I probably have to support this recommendation, but I should do so with gritted teeth. This local plan just seems to be a bottomless pit. I understand that it has cost one and a half million pounds already, and that's probably only half the amount that we will waste. In my opinion, it is a waste of £3 million when the whole project of coming up with a local plan and planning applications could be done more simply. This filled me with horror.

In a recent RA meeting, I pointed out that this worked out at £50 for every household in the country. I asked the people there to put their hands up if they were happy for £50, which is, in effect, their money, to be spent on producing this rather than having £50 to spend on food and energy bills. The number of hands that went up, in round numbers, was a round number. The residents, I think, share my view that we are just wasting money.

I realize that we have to meet a legal obligation, and I would certainly never advocate that the council breaks the law. But I think we should point out that this is being imposed on us by central government. They provide us with no grant at all, apart from perhaps a few specific pet projects of their own. While we have to carry on with the local plan, we should make it clear that we do so reluctantly, only because the law forces us to do so, and that we should make clear to our residents that central government is the villain in this pantomime.

The present government is about to announce a new planning policy. If we have a general election next year with a Labour government, they have said that they will just ride roughshod over local authorities. I shall support the motion, and I shall do so with great reluctance."

Following these two contributions from the Chamber the committee proceeded to unanimously accept the recommendation to draw £629,000 from reserves to fund the ongoing Local Plan process.

The contribution to the prolongation and additional cost of the Local Plan process arising from the unpopularity of the original draft's proposals to develop Green Belt was not mentioned by any Councillor.

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Anchored in reason on local housing need?

The Draft Local Plan lacks a proper negotiating position on future house building numbers in the Borough of Epsom and Ewell. So said an unnamed member of the public who addressed last week's Licensing, Planning and Policy Committee.

Let Epsom and Ewell Times know your view. Is he right or wrong? Here is his speech in full:

"Good evening, everyone. The first thing they teach you about negotiations at business school is the power of anchoring. Government has deployed this tactic very successfully. Government's standard method results in a target of 10,368 new dwellings over the Local Plan period. Let's be clear: this target is government's negotiation anchor. It is not our borough's actual housing



need; it is simply designed to pressure you into setting a high housing target.

You might not realize that you are in a negotiation, but you are. Although the draft Local Plan recognizes that government's target is unachievable, it has still succeeded in anchoring council's thinking throughout the Local Plan. First, you note that your 3,700 from brownfield sites only meet 36% of government's anchor. Then you use that fact to declare exceptional circumstances. Afterward, you set your own housing target at just over half of government's anchor. That is the classic response of an inexperienced negotiator.

What the draft Local Plan did not discuss was our actual need for new dwellings. Strategic plans should always be based on the best available information, and yet the draft Local Plan did not even mention our actual need for new housing. It is very important for the council to prominently and clearly explain within the Local Plan why government's anchor of 10,368 is flawed and why our actual housing need is for just 2,664 new dwellings. By doing this, you will demolish government's anchor and replace it with the council's own anchor. It is absolutely critical to anchor everyone's thinking to the real needs of our borough.

The figure of 2,664 new dwellings is obtained by making just two changes to the standard method: firstly, replacing the outdated 2014 household projections with the more up-to-date 2018 data, and secondly, removing the flawed 40% affordability uplift. The theory behind this uplift is that by flooding the market with new homes, you will drive prices down. This theory is flawed for two reasons: firstly, house builders engage in land banking; they hold back most of their consented land and drip-feed new houses onto the market at a rate that matches demand and maintains prices. Secondly, the affordability uplift assumes that Epsom is a separate market for housing—it is not. If the Competition and Markets Authority were to look at this, the first thing they would do would be to define the relevant markets. They would note the existence of an unbroken chain of substitution across the whole Greater London Commuter Zone and conclude that Epsom just forms a very small part of a very large market. Flooding with new homes will not reduce house prices in the borough due to any supply-demand imbalance. Any reduction in local house prices will be as a result of the borough becoming a less serene and less attractive place to live.

According to paragraph 1.61 of the draft Local Plan, the balance between protecting our environment and enabling development is at the centre of our spatial strategy. At present, the Local Plan is unbalanced. You are planning to build more than twice the number of new dwellings that we actually need by sacrificing some of our best-performing Greenfield Green Belt sites."

Related reports:

[Epsom Town Centre Masterplan Unveiled](#)

[Housing need or desire?](#)

[Can Epsom and Ewell get more dense?](#)

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[MP's housing solution for Epsom and Ewell](#)

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Epsom Town Centre Masterplan Unveiled

Wednesday 22nd November the Licensing, Planning and Policy Committee of Epsom and Ewell Borough Council approved a new iteration of a draft master plan for Epsom's town centre to go out for public consultation. The consultation will open tomorrow and end on 22nd December.

Cllr **Clive Woodbridge** (RA Ewell Village) wanted to know what questions would be posed in the online consultation. This was not answered. Nevertheless, the decision of the committee to approve a consultation was unanimous. As County Cllr **Eber Kington** told Epsom and Ewell Times, local government crafted online questionnaires may themselves benefit from a degree of prior consultation. See his opinion piece on the Surrey budget [HERE](#)

The Chair of the LPPC Cllr. **Steven McCormick** (RA Woodcote and Langley) clarified that committee members will be sent the questions for comment before the consultation goes live.

A fuller report on the meeting will be published in the coming days.

A public consultation on the draft Epsom Town Centre Masterplan is a significant move toward shaping the future of Epsom. The



document will be evidence that informs the development of the Borough wide Epsom and Ewell Local Plan.

Background

Commissioned in May 2022, the Epsom Town Centre Masterplan, written by David Lock Associates (DLA), serves a dual purpose: contributing to the local plan and guiding the assessment of pertinent planning applications. A hybrid public consultation in Summer 2022 garnered nearly 2,000 responses.

Addressing Inconsistencies

Responses highlighted both the interests and inconsistencies in residents' views on the town centre. The Masterplan seeks to address these disparities to create an ambitious yet practical framework for managing change in the Local Plan period.

Informing Local Plan

The Masterplan's early work influenced the town centre draft site allocations in the Draft Epsom and Ewell Local Plan (2022-2040), which underwent consultation in early 2023. Further engagement with councillors, landowners, and leaseholders occurred in Summer 2023, providing additional insights.

Key Objectives and Principles

The Draft Town Centre Masterplan lays out comprehensive guiding principles, focusing on key sites like the Ashley Centre/Global House and others including Hook Road car park and Dullshot House. It addresses placemaking objectives, environmental enhancements, travel improvements, and principles for the retention, enhancement, or repair of non-development areas.

Masterplan Sections

The document is divided into six sections, covering the Introduction and Vision, Masterplan Evolution, Character Areas Frameworks, Public Realm and Sustainable Transport, Opportunity Sites, and Appendices. Each section provides a detailed view of the town's envisioned evolution.

Public Input Crucial

The public is urged to review the options for each opportunity site and the wider Masterplan document, expressing their thoughts before the finalization. The Masterplan, while not a statutory planning document, will be a key consideration in decision-making processes for the Local Plan and the Epsom and Ewell Local Cycling Walking Investment Plan.

Respondents can view the draft Masterplan and give their views via an online questionnaire at <https://epsom-ewell.inconsult.uk/ETCMP/>. Paper copies of the draft Masterplan are also available on request by emailing localplan@epsom-ewell.gov.uk, or viewable in the borough's libraries for the duration of the consultation. Feedback can also be sent in by email to localplan@epsom-ewell.gov.uk, or by post to Epsom Town Centre Masterplan, Planning Policy, Epsom & Ewell Borough Council, Town Hall, The Parade, Epsom, KT18 5BY.

Future Steps

Following public consultation, feedback will be considered by DLA and council officers, contributing to the finalization of the Masterplan. Once adopted, the document will form an integral part of the evidence base for the Local Plan, carrying substantial weight in decision-making for Epsom Town Centre planning applications.

Related reports:

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The cost of planning

£225,000 to plan the unplanned

The Plot in the thick of planning options

At a meeting of Epsom and Ewell Borough Council's Strategy and Resources Committee held on 13th July it was decided that various Council owned "brownfield" sites would not be offered up for development for housing in the long-awaited Local Plan. This followed a note from the Licensing, Planning and Policy Committee of 15th June that "Officers have written to the Council in its capacity as landowner to check the availability of additional sites for promotion through the call for sites process". I.e.,



promotion in the Local Plan for housing development.

Most of the Council portfolio on the Kiln Lane and Longmead industrial, retail and commercial areas are held on long-leases. Plot 8, in the far north-east corner of Kiln Lane was held by Wilsons, the car sale emporium, on a 10 year lease that expired in 2019. This was one plot, bordered by housing to the east, that could potentially ease pressure on other land, including green-belt, to deliver on new housing targets. Presently, it is an open area used for storing motor vehicles.

It is understood that with the lease having expired the Council could regain possession upon a redevelopment being planned. However, at the meeting of the same committee held on 21st September it was decided to authorise the grant of a new lease. Details of the new lease were excluded from public and press view at the meeting to protect the privacy of financial and commercial information of a third party, presumably Wilsons.

The length of the lease has not been disclosed but will in due course be available to public view at HM Land Registry.

Cllr **Alison Kelly** (LibDem Stamford) told Epsom and Ewell Times "I voted in favour of extending the lease, as the business wished to continue and it provides much needed income for the council. The details of the lease are part of a restricted document as is normal in these cases. However it was a well thought out contract that does not stop the local plan work. It maybe several years before both the local plan is complete and a developer comes forward with an alternative plan for plot 8."

Councillor **Chris Ames** (Labour Court) said: "Labour knows that there is a need to build homes, but also to keep people in jobs. What the council needs is a fully thought through local plan that resolves competing requirements for land. Unfortunately the hopelessly divided Residents Association administration hasn't been able to achieve this. It is also important to maintain the council's income when cash for vital services is stretched."

Epsom Civic Society maintains a watchful citizen's eye on planning matters and its Chair, **Margaret Hollins** told Epsom and Ewell Times "Epsom Civic Society supports retention and encouragement of strategic employment sites which are significant drivers of the local economy. No information is publicly available about the terms and duration of the lease so it is difficult to comment further.

"The Society considers that any attempts to cram residential dwellings along with industrial and commercial activities need to be avoided. Mixed residential and employment use could only be achieved through a carefully conceived regeneration strategy which would need to ensure proper separation between any residential areas and noise/disturbance/air pollution issues that can often occur with the type of distribution/warehousing activities prevalent on the existing industrial estates."

A spokesperson for the Council responded: "On 13 July 2023, Strategy & Resources Committee considered the land availability of several Council owned sites including the Longmead and Kiln Lane Industrial Sites. The decision was taken not to include the industrial sites and they remain part of the Council's commercial property portfolio. We are unable to provide any further comment at this time as this relates to confidential commercial matters."

Do you have a view? Feel free to write to Epsom and Ewell Times.

Flooding concerns defer Church St care home plan

9th November Epsom and Ewell Borough Council's Planning Committee considered once more the plan to build a care home on the sites of the Church Street police and ambulance stations.

Concerns raised by neighbouring land owners about increased risks posed by the development to ground-water flooding to their properties triggered a deferral of the application.

Cllr Neil Dallen (RA Town) proposed the deferment for the applicants to provide a more detailed assessment of flood risk from a "recognized authority".

Concerns were also expressed about the safety of refuse and re-cycling vehicles entrance and exit from the development.

There was discussion about whether the application could be approved with the imposition of conditions to address these concerns but ultimately no final decision was reached.

Related reports:

Epsom care home plans

Two Epsom brownfield developments?



Care home plan lacked the “wow” factor

9th November Epsom and Ewell Borough Council’s Planning Committee debated the proposal for a care home on the site of the now demolished Organ and Dragon pub on the junction of London Road and the Ewell-By-Pass. A site that has been a sore-sight for many years.

Cllr **Jan Mason** (RA Ruxley) described the design as “bad” and the car parking provision as “ridiculous”. She said “Coming into Epsom or out of Epsom, it really should be something people should go by and think “Wow that’s lovely.””.

The officer’s report was quoted in the meeting: “While the Applicant is an organisation with no history of operating car homes itself, there is no reference to a care provider working in partnership with the organisation in (the previous) application. There is therefore very little indication of what type of care will be delivered on Site, whether the care home would operate with or without nursing care provision, and no description of exactly how the particular development would benefit local residents or the joint health and social care system.”

Councillors stated more information was needed as to the exact type of care the applicant intended to provide. Then the committee could determine whether the car parking provision in the application was adequate. Presently, it was assumed that 25 spaces would not be sufficient given the site’s proximity to one of the busiest junctions in the Borough with little to no street parking available.

After a lengthy debate and an initial refusal being voted the matter was deferred to a later meeting.

Related reports:

Epsom care home plans

“Blot on the landscape” – Ewell care home inked in

Image – The former Organ Inn alongside the care home design.

Epsom care home plans

Plans for a care home on the site of a former police station could finally be decided next week.

An application for an 86-bed care home for people with dementia in Church Street should have been decided at a cancelled planning meeting in April.

Now Epsom and Ewell’s planning committee is set to make a decision on Thursday, November 9.

Councillors will also decide whether or not to approve an application for another care home, on a site where Lidl failed in their bid to build a new store.

The Church Street plans, with the Church Street Conservation Area wrapping around the south and west ends of the site, have been scaled back from the previously submitted 96-bed application.

An officers’ report shows the building height has been reduced by one storey, after concerns were raised by planners about the impact it could have on the conservation area, designated heritage assets and trees on the site.

The conservation area includes contains 20 listed buildings including the grade II* St Martin’s Church, The Cedars and Ebbisham House.

With 31 car parking spaces in total, the application would not meet Epsom and Ewell Borough Council’s parking requirements.

But officers described the site as being in a “highly sustainable location” close to public transport and with the possibility of parking in nearby public car parks.

They have recommended councillors approve the application.

The applicant’s design and access statement said the developments objective, among others, were to: “Create a facility of excellence in the care and support of local people living with residential, nursing, dementia and respite care needs.”

The future of the site of the former Organ and Dragon pub, in London Road, Ewell, will also be debated at the meeting.



The now-empty site has two approved planning applications on it, one for a development of 45 flats and one, approved in October 2022 for a 70-bed care home.

Also recommended for approval, the latest application is for a larger 81-bed care home, with an additional storey having been added to the plans, making it five storeys at its highest.

Plans also include car and cycle parking, an ambulance and deliveries bay, a widened pavement and a new pedestrian crossing at the busy junction of London Road and Ewell Road.

The layout of the site is “virtually the same” as the previously approved applications, according to an officers’ report.

The report said that since the previous scheme was approved, other providers had come forward expressing interest in additional beds which removed previous limitations under plans for a single care home provider.

When the previous application was approved, councillors raised concerns that the applicant did not have experience running care homes, though this is not a requirement when considering a planning application.

Image: Plans for the former Epsom police station and ambulance station site in Church Street, from Design and Access statement. Credit: Hunters

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