



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

Ashley Avenue

A new Town Hall for Epsom and Ewell?

Depot Road plans

Local Plan battle heating up? and other related reports.

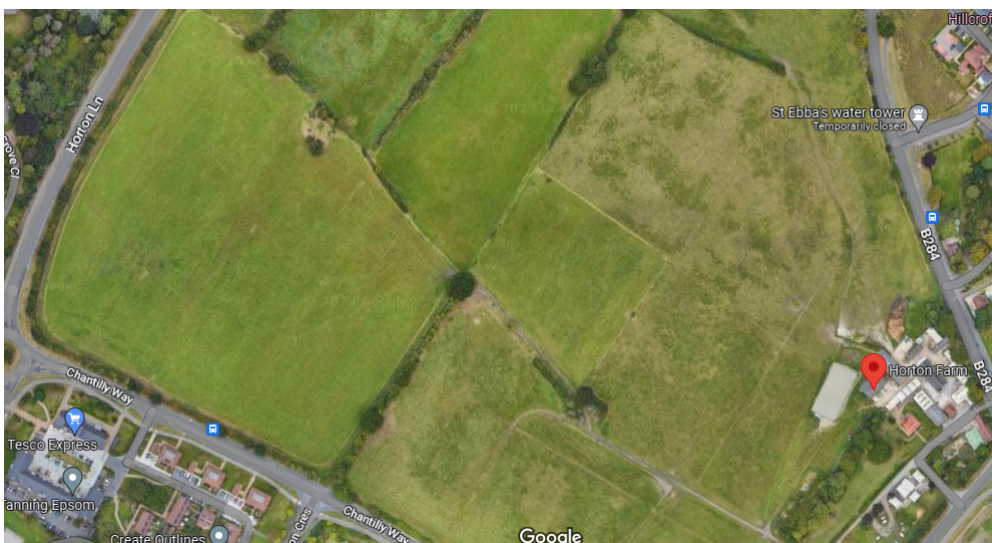


The really BIG one: Horton Farm

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 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.

A new Town Hall for Epsom and Ewell?



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Depot Road plans

The Epsom and Ewell Town Hall plan

Depot Road plans

This is the third 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.

Depot Road and Upper High Street

In a somewhat short description provided the plan is for residential development, comprising:

- At least 100 new homes
- The re-provision of public parking by the provision of a decked car park including 1x basement level and 4x above ground levels on Depot Road.
- New access road
- Building heights ranging between 2 and 4 storeys

And the reasons given are there is an opportunity to make more efficient use of well-located town centre land by re-providing car parking in a decked structure, releasing land for new homes.

Its successful regeneration will attract new residents and businesses to the town centre.

When will the site be developed?

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

Possible obstacles include:

- The site lies adjacent to Church Street and Epsom Town Centre Conservation Areas. It is also in the vicinity of several listed buildings. Therefore, sympathetic design is required.
- Some of the trees within and very near site are protected by Tree Preservation Orders.
- The site is within an Area of High Archaeological potential.
- Potential to improve pedestrian and cycle connectivity including from the site to the town centre.
- Any development proposal will need to incorporate mitigation relating to surface water flooding for those parts of the site that are susceptible.

Council Officers will be available to speak to you in person at the following places

- Tuesday 21 February 14:30 – 19:30, Bourne Hall, Azalea room
- Wednesday 22 February 10:30 – 15:30, Community & Wellbeing Centre, Sefton Road
- Saturday 25 February 11:00 – 16:00, Ashley Centre, Central Square
- Tuesday 28 February 10:30 – 15:30, Community & Wellbeing Centre, Sefton Road

Related reports:

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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The Epsom and Ewell Town Hall plan

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Town Hall , Hope Lodge & Epsom Clinic

The Town Hall and Hope Lodge Car Park is owned by Epsom and Ewell Borough Council and is being promoted for development. The Epsom Clinic and parking lot to the rear is owned and being promoted for development by NHS Property Services, while the former Epsom Police Station and Ambulance Station is under private ownership

The plan is for a residential development, comprising:

- A new residential area focussed around Dulshot Green
- At least 90 new homes
- The total redevelopment of Town Hall, Hope Lodge Car Park and Epsom Clinic
- Building heights ranging between 2 and 4 storeys
- The reprovion of some public parking on the Town Hall site

The reasons given are that the sites provide the opportunity of making a more efficient use of land in a highly sustainable location that is currently underutilised. Its successful regeneration will attract new residents and businesses to the town centre.

When will the site be developed?

It expected that the redevelopment of the area will involve several planning applications based on a comprehensive scheme for the whole area. Planning applications are likely to be submitted early in the plan period with development likely to start by 2028.

Council Officers will be available to speak to you in person at the following places



- Tuesday 21 February 14:30 – 19:30, Bourne Hall, Azalea room
- Wednesday 22 February 10:30 – 15:30, Community & Wellbeing Centre, Sefton Road
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The BIG plans for Epsom and Ewell

Starting today and the next EIGHT days **The Epsom and Ewell Times** will publish details of each of the NINE BIG plans for Epsom and Ewell. These plans are 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 Car Park and SGN Site

This near 12 acres site comprises a public car park, retail units, an education establishment and a utilities site containing redundant gas holders.



The site is to be allocated for a comprehensive residential led mixed use development, comprising:

- At least 640 new homes
- Student Accommodation (potential for about 400 student rooms)
- Mixed use ground floor active frontages accommodating space for office, retail and creative start-ups
- Performing Arts Centre
- Café
- Building heights ranging between 2 and 7 storeys
- Two-level podium parking (i.e., parking underneath a building) with smart technology solution allowing different users to access spaces at different times of the day/evening
- Provision of a new public square adjacent to the leisure centre entrance
- A neighbourhood park in the heart of the development with direct connection to the existing Public Rights of Way



network

- Relocated SGN (the gas company formerly known as Scotia Gas Networks) infrastructure
- Improved public realm and connectivity within the site and to adjoining areas

The reasons for the plans are to regenerate this brownfield site in a highly sustainable location that is currently unattractive and under-utilised. Its successful regeneration is important for the success and attractiveness of the town centre.

There is the opportunity to redevelop the site into a prominent, high-density, mixed-use development, which would result in an improved, attractive and better utilised environment to the eastern gateway of the town centre. New development would offer the opportunity for a better connected and rejuvenated area that would attract new residents and businesses to Epsom Town Centre.

When will the site be developed?

It is expected that a planning application will be submitted for the comprehensive redevelopment of the main site in the early part of the plan period with development likely to start by 2029.

Council Officers will be available to speak to you in person at the following places

- Tuesday 21 February 14:30 – 19:30, Bourne Hall, Azalea room
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- Saturday 25 February 11:00 – 16:00, Ashley Centre, Central Square
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Related reports:

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

Local Plan battle heating up? and other related reports.

Can Epsom and Ewell get more dense?

Exclusive to the Epsom and Ewell Times we report on the housing targets of every Surrey borough council. **Epsom and Ewell** is the smallest borough in Surrey with the highest density of population. Yet aims to have the highest density of new housing, according to the draft Local Plan, out now for consultation.

The table below contains the population stated in a Local Plan, if evident in the document. Otherwise the latest population figure from Wikipedia is used.

Council	Population	KM sq	Density	Housing target (15 yr)	Target per KM sq	Plan To Year	Status
Epsom and Ewell	80938	34	2,380.53	8640	254	2040	Draft
Spelthorne	99900	51	1,958.82	9270	182	2037	Submitted Nov 2022
Runnymede	83488	78	1,070.36	7920	102	2030	Adopted July 2022
Elmbridge	138800	96	1,445.83	9705	101	2037	Drafting
Woking	92000	65	1,415.38	4380	67	2027	Adopted 2012
Reigate and Banstead	147757	129	1,145.40	6900	53	2027	Adopted Sept 2019
Surrey Heath	88874	95	935.52	4980	52	2038	Draft
Tanbridge	87600	248	353.23	12900	52	2033	Submitted Jan 2019
Guildford	137183	271	506.21	10395	38	2034	Adopted 2019
Waverley	121272	345	351.51	8850	26	2032	Adopted Feb 2018
Mole Valley	87245	258	338.16	5295	21	2037	Drafting



The Local Plans vary in the period covered and some are in drafting flux. The table provides the average per annum new build over a 15 year period for each Council as far as stated or indicated.

Many plans were submitted or adopted before Michael Gove, Secretary of State for Levelling Up, Housing and Communities, indicated November 2022 that "Housing targets remain, but are a starting point with new flexibilities to reflect local circumstances" and "If we are to deliver the new homes this country needs, new development must have the support of local communities. That requires people to know it will be beautiful, accompanied by the right infrastructure, approved democratically, that it will enhance the environment and create proper neighbourhoods. These principles have always been key to our reforms and we are now going further by strengthening our commitment to build the right homes in the right places and put local people at the heart of decision-making."

The table above does not reflect many variables that may justify different housing targets. For example areas designated as areas of special scientific interest or areas of outstanding natural beauty. Also, there are many demographic variables: distribution of the ages of populations, family sizes and average incomes.

Furthermore, the mix of different housing types of the new builds envisaged in the plans vary from one Council to another. Big houses, small houses or flats etc.

However, the table does provide a broad overview.

Epsom and Ewell's Draft Local Plan states: "The housing need for Epsom and Ewell generated by the standard method is 576 dwelling per annum, which equates to 10,368 dwellings over the Local plan period. The Councils Housing and Economic Development Needs Assessment (2022) confirms there is no justification to increase the housing need figure over that generated by the standard method."

"The council considers that the scale of unmet development / housing needs in the borough that would result from pursuing a brownfield only approach provides the exceptional circumstances and justification to make changes to the Green Belt boundaries in the borough."

You can meet planning officers of Epsom and Ewell Council at the following times and discuss the draft Local Plan.

Monday 13 February 14:30 - 19:30 Bourne Hall, Azalea Room

Thursday 16 February 12:00 - 17:00, Ashley Centre, Central Square

Tuesday 21 February 14:30 - 19:30, Bourne Hall, Azalea room

Wednesday 22 February 10:30 - 15:30, Community & Wellbeing Centre, Sefton Road

Saturday 25 February 11:00 - 16:00, Ashley Centre, Central Square

Tuesday 28 February 10:30 - 15:30, Community & Wellbeing Centre, Sefton Road

How you can express your views on the Local Plan can be seen [HERE](#).

See today's editorial

Related reports:

[Green-belters belted up and beltless](#)

[Local Plan battle heating up?](#)

[Green-belters seeing red on Local Plan?](#)

[Lessons for Epsom in Mole Valley's "shouty" Local Plan struggle?](#)

[Crucial month for local Local Plans?](#)

[Gove gives pause for thought on Local Plans?](#)

[Local Plan Battle: early skirmishes on Downs Farm](#)

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

Blot on Epsom Downs horizon to grow no more?

Ever wondered where are those tower-blocks on the west horizon from Epsom Downs? Our LDRS journalist reports on Woking Council's consideration of the height of its buildings:

Plans to limit high-rise development in Woking is akin to slamming the stable door shut after the horse has bolted, Surrey County



Council's ex-head of planning has said. On Thursday February 2, Woking Borough Council's executive committee agreed to press ahead with its goal to create a masterplan that would "provide a long-term vision" for the town centre's skyline.

It continues work that began in 2021 that included a six-month consultation which garnered more than 850 responses from about 450 individuals and organisations. According to council documents, though, there remain several legal issues the borough must overcome before it adopts the full masterplan, including the fallout of the Planning Inspectorate decision on the Crown Place from December 3 2022 that granted planning permission three towers of 23, 25 and 28 storeys respectively.

The appeal decision has had a "clear implication" for the Masterplan, the report read, "in that it has changed the nature of the townscape" and that "as a minimum, the design principles for this site, including what prospective heights may be appropriate, will need reconsidering."

Furthermore, the report states, during the public consultation phase, Woking Borough Council received representations from developers regarding the possibility of legal challenges if it were to be adopted. There is also the financial risk with officers identifying "significant" cost implications and suggesting the only way to "avoid unnecessary additional expense to the taxpayers purse" is not to proceed to adopt the Town Centre Masterplan in its current draft form.

This has caused the council to seek legal advice on how to proceed. Whether the masterplan can ever have the impact the council desires - fewer high rises in the town centre is debated.

Catriona Riddell is a former head of planning at Surrey County Council and current director at Catriona Riddell & Associates. She said: "Woking is a very tiny, very constrained borough with a lot of debate about how high up the developments go. Anywhere from Surrey you can see Woking. Some love it, some hate it. It's very much Marmite.

"The Government is trying to help local authorities restrict the number of high rises but with Woking, it is going to be difficult as it already has so many. The local plan is in place in Woking and is up to date - that's what developers will look at. Any supplementary planning won't have the same status. Developers are used to playing this game. It's going to be difficult for the council to change this."

According to council papers, the masterplan will establish an "overarching vision for the town centre to enable designed, sustainable development, such as building new homes, cultivating a thriving retail and business environment and strengthening Woking's cultural and leisure offer".

The report said that the "ambition and need for a clear and robust plan to guide development in the town centre, to give certainty to developers wishing to invest, and provide officers with an effective tool to assess planning applications and defend decisions on appeal remains".

This, Ms Riddell says, may be the best way for the authority to move forward. She added: 'It will be about how to make the area a good place to live and work and the only way is through a masterplan so they are right to go ahead with it but it will be difficult with developers looking to build highrises. It will be very difficult for the council to argue its out of character. Woking has changed massively over the years, that horse has bolted."

Will Cathedral repairs threaten Canadian WW1 memorial?

Plans to build 124 homes on undeveloped woodland next to **Guildford Cathedral** will threaten a memorial to Canada's First World War military sacrifice, a preservation society has warned. Guildford Cathedral needs to carry out an estimated £3.2million in repairs, but unlike other cathedrals in the UK, it says, has "never possessed endowments of any significance and has always struggled to fund repairs to the Grade II* listed building".

Image: Grahame Larter

To solve the issue, the cathedral sold a parcel of land to developers which, it says, will "enable the endowment to be secured for the cathedral which is vital for its survival" and secure its long-term maintenance.

The issue, says the **Vimy Foundation**, which oversees the public historical resources and modern perspectives on Canada's participation in the First World War, is that land is a memorial to the 650,000 Canadians and Newfoundlanders who fought in Europe during the First World War, 66,000 of whom lost their lives.



Writing to **Guildford Borough Council's** planning committee, the foundation said: "This undeveloped wooded area was created on the initiative of **R.B. Bennet**, prime minister of Canada from 1930 to 1935, who lived near Guildford, to provide a place for reflection and remembrance of Canada's contribution during the conflicts that shook the first half of the 20th century."

They added: "While understanding the needs of the Guildford community, The Vimy Foundation wishes to reaffirm its commitment to the preservation of memorial sites honouring Canada's fallen soldiers. In recognition of the bravery and sacrifice of these men and women, their memory must continue to be honoured. The Vimy Foundation calls on decision-makers, Guildford Cathedral, Guildford Borough Council and developers, to preserve the commemorative and memorial dimension of this site and will support initiatives in this direction."

There are currently seven homes on the site and used by staff cathedral staff. It is designated as open space as part of the Cathedral land but earmarked for 100 homes within the council's local plan.

A previous planning application to build 134 homes on the slopes of the cathedral was turned down, despite officer recommendations, by Guildford's planning committee. Background papers to the application said it was due to the plans being "poor quality and out of character with the surrounding area".

This led to the cathedral working with developers **Vivid** to carry out what it described as a "comprehensive review" that included "extensive work to address the reasons for refusal in the 2015 scheme". The new plans would demolish the existing staff buildings to create 124 homes, 44 of which would be affordable. Cathedral staff would have use of 13 dwellings, with the remaining 111 consisting of 19 one bed units, 61 two-beds, 28 three-beds and three four-bed homes.

Matt O'Grady, chief operating officer at Guildford Cathedral, said: "The Charity Commission, the regulatory body responsible for these matters, was given the full details of the gift of land, including all associated historical correspondence. After a thorough assessment the commission approved schemes allowing the cathedral to sell the relevant land - allocated in Guildford's Local Plan - for development. R Bennet will always be acknowledged as the generous donor who enabled land to be purchased from the Earl of Onslow.

"His contribution is commemorated in a ledger stone on the south elevation of the Cathedral and the protection of this is encapsulated in the Cathedral's Grade II* listing and in the Care of Cathedrals Measure 2011. The Grade II* listed Guildford Cathedral doesn't benefit from a large income in the same way as many English cathedrals; because it is relatively new, it doesn't have any historic endowments. The sale of land to Vivid for new homes will safeguard the long-term future of the building.

"The income generated will be used to create an annual endowment that will provide for the long-term repair, maintenance, and improvement of the cathedral. The cathedral is proud of its community links and believes very strongly that it should play a part in contributing to new homes in Guildford."

The latest neighbourhood consultation expired in January. A date has yet to be set for the matter to appear before committee.

No Crawleys for Surrey's Downton Abbeys

A lack of "Downton Abbey" type families to occupy abandoned mansions led to 112 homes at Headley Court (near Epsom) get the green light last night. The Mole Valley green belt site has previously been used by the Ministry of Defence, Help for Heroes and as a covid testing centre. It could now be turned into 12 two-bed homes within the converted mansion, with further 97 two-bed homes and three one-bed residents on the grounds.

Image: Headley Court mansion: Graham Harrison MoD

They were approved by a vote of 12 in favour and zero against, with three abstentions, by Mole Valley's Development Management Committee on Wednesday, February 1. Attached to the approval was a list of conditions, including that homes should only go to people aged over 60 and assessed as requiring a care package, to make a publicly accessible restaurant and library available on site, as well as to agree to a travel plan.

The travel plan would include an on-call bus service and car club.

The green belt site does not require special circumstances as it is considered to be previously developed land, the committee heard. There is currently an ongoing appeal of a previously rejected planning application on the site, due to be heard in May, and a decision on whether to pursue that matter will be taken in due course by developers Audley Group.

Questions raised during the meeting surrounded public access, environmental protection matters and parking, with Councillor Tim Hall, who abstained in the vote, saying the plans were "not quite there" particularly as the current bus to the site only ran



once every two hours.

The meeting began with chair Cllr David Preedy announcing an interest in the matter and leaving the chamber. As a ward member, a letter was read on his behalf where he highlighted issues of parking while deputy Rosemary Hobbs oversaw the discussion.

The site was formerly part of a larger parcel of land that had used by the Ministry of Defence (MoD) from the 1950s to 2018 and since subdivided and sold to different owners. The mansion house has been vacant since the departure of the MoD with the Jubilee Complex gardens used by the NHS and Surrey County Council during the pandemic.

Cllr Helyn Clack said: "We've been through a lot of papers for Headley Court and a lot of changes.

"It's a very historic site not just in its past but the very recent past. Its held very dearly in the heart of residents across the whole of mv and wider still because of the work that it did for Help for Heroes, the Afghanistan war and also what it has done more recently supporting the NHS throughout the pandemic. Across the whole of Mole Valley there are lots, particularly in rural areas, of large country houses originally built in the late 19th century or 18th century, and then become completely unable to be used for their original purpose. You see them everywhere.

"We've had them here to discuss being converted into something where they can maintain their facial value but also be of use to the community going forward. We certainly wouldn't want to see Headley Court left unoccupied or abandoned and people who want to go visit it are going to be able to do so in this plan. The fact that hundreds, maybe thousands of people will visit this site when it's finished - it will be a memorial site, not just to the veterans who were mended here but also to the pandemic."

She added that she was banking on the new residents demanding and setting up their own residents association

Cllr Clack said: "We don't still have the sort of Downton Abbey type families anymore who can run these huge estates. It's a shame the MOD pulled out, it was a wonderfully loved site."

She had trust in the planning regulations to deliver on what they were asking for and to not let that not fall by the wayside because it's 'too difficult to do'.

A further item on the agenda, to grant listed building consent to develop the site, was approved unanimously.