# Where the thousands of new homes will be built in Surrey's smallest borough - Epsom and Ewell

"Critical" details on nearly 5,000 homes across 35 sites in Epsom and Ewell have been laid out after the borough council submitted its planning masterplan.

The local plan will shape the future of the borough's jobs, environmental protections, and leisure development – as well as allocating land for new homes and much-needed infrastructure improvements, the council said.

The single largest development will be in Horton Farm, between Horton Lane and Hook Road, where more than 1,250 homes are earmarked to be built alongside business spaces, a community building and park.

The plan will go before public examination by an independent inspector later this year for sign off.

Councillor Peter O'Donovan, chair of the licensing and planning policy committee, at Epsom and Ewell Council said "I am very grateful to officers who have worked diligently to reach this milestone, ensuring that the local plan is assessed against the framework to which it was developed.

"Overall, it has been a huge undertaking."

The council has been set housing targets of about 4,700 homes with the local plan identifying a supply of 4,914.

He added: "I know that the plan will not please everyone.

"However, I believe it is a huge step forward for our borough and our communities, and if adopted it will help ensure that all Epsom and Ewell residents can enjoy the benefits that this strategic plan aims to deliver - whether their focus is on access to affordable homes, leisure facilities and green space, to jobs and economic growth."

Included in the target are 456 homes that have already been built. Green belt land will be used to provide 1,580 homes.

The council says its planning bible will create "new vibrant communities" centred on currently underdeveloped transport hubs or development of larger sites.

It hopes these new developments will "form new communities and grow to be distinct places with their own identities."

To support this, they will need to be "supported by appropriate investments in community and transport infrastructure to ensure existing and new residents are supported in terms of movement, health, education and other services."

Epsom town centre will also be redeveloped to create improved retail space.

"It is important that the town centre continues to diversify and attract uses other than retail to the town centre to reflect the social and economic changes that have affected demand for retail and office space and investment.

"Developing the night-time economy is a key opportunity, with recent investment in a new cinema and the Playhouse Theatre", the submitted plan read.

So far 35 sites have been allocated for redevelopment. Some, such as the 455 homes and a bespoke performing arts centre for the Laine Theatre Arts at the Southern Gas Network Site have already begun working through the planning system.

## The 35 site allocations the council hopes will deliver a significant proportion of the Local Plan's housing requirement.

- Southern Gas Network Site Allocated for: Approximately 455 dwellings and a bespoke performing arts centre for the Laine Theatre Arts
- Hook Road Car Park Allocated for: Approximately 150 dwellings
- Solis House, 20 Hook Road Allocated for: Approximately 20 dwellings
- Bunzl, Hook Road Allocated for: Approximately 20 dwellings
- Epsom Town Hall Allocated for: Approximately 90 dwellings
- Hope Lodge Car Park Allocated for: Approximately 30 dwellings

- Former Police and Ambulance Station Sites Allocated for: Erection of a new 85 bedroom residential, nursing and dementia care home for the frail elderly
- Epsom Clinic Allocated for: Approximately 30 dwellings
- Depot Road and Upper High Street Car Park Allocated for: Approximately 100 dwellings and a decked public car park
- 79-85 East Street Allocated for: Approximately 35 dwellings
- Finachem House, 2 4 Ashley Road Allocated for: Approximately 20 dwellings
- Global House Allocated for: Approximately 75 dwellings
- Swail House Allocated for: Refurbishment of Swail House for residential use and the provision of replacement purpose-built specialist accommodation for the RNIB consisting of approximately 45 dwellings (net) located to the rear of Swail House
- 60 East Street Allocated for: Approximately 30 dwellings
- Corner of Kiln Lane and East Street (101b East Street) Allocated for: Approximately 5 dwellings
- Land at Kiln Lane Allocated for: Approximately 40 dwellings
- Hatch Furlong Nursery Allocated for: Approximately 30 dwellings
- Land to the Rear of Rowe Hall Allocated for: Extra Care Accommodation comprising 96 self-contained apartments, staff and communal facilities
- 7 Station Approach Allocated for: Approximately 5 dwellings
- Esso Express, 26 Reigate Road Allocated for: Approximately 10 dwellings
- Richards Field Car Park Allocated for: Approximately 7 dwellings
- Etwelle House, Station Road Allocated for: Approximately 20 dwellings
- 140-142 Ruxley Lane Allocated for: Approximately 12 dwellings
- Garages at Somerset Close & Westmorland Close Allocated for: Approximately 6 dwellings
- 64 South Street Epsom Allocated for: Approximately 6 dwellings
- 35 Alexandra Road Allocated for: Approximately 8 dwellings
- 22-24 Dorking Road Allocated for: Approximately 18 dwellings
- 63 Dorking Road Allocated for: Specialist Care Home with ancillary nurses accommodation (equivalent to 6 dwellings)
- 65 London Road Allocated for: Care home up to 81 bedrooms
- Epsom General Hospital Allocated for: Approximately 305 units older people's accommodation (Use Class C2), 24 key worker dwellings and a children's nursery
- Land at West Park Hospital (South) Allocated for: Approximately 50 dwellings
- Land at West Park Hospital (North) Allocated for: Approximately 150 dwellings
- Land at Chantilly Way Allocated for: Approximately 30 dwellings
- Hook Road Arena Allocated for: New Sports Hub for the borough to include playing pitches (grass and artificial), a
  new pavilion and changing facilities. The provision of approximately 100 dwellings on the eastern part of the site
- Land at Horton Farm Allocated for: Approximately 1,250 dwellings including some specialist housing and self-build plots, 10 gypsy and traveller pitches, business incubation space, community building and a public park of approximately 7ha in addition to other green and blue infrastructure.

#### Related reports:

Epsom and Ewell Local Plan Submitted for Examination
The Local Plan plot thickens after revised NPPF
Council minority vote Local Plan to next stage with Green Belt in
Epsom and Ewell's Draft Local Plan goes to Full Council
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# Epsom and Ewell Local Plan Submitted for Examination

#### **Residents Encouraged to Stay Engaged and Make Representations**

Epsom and Ewell Borough Council has officially submitted the Epsom and Ewell Local Plan (2022-2040) to the Secretary of State for Housing, Communities and Local Government for independent examination. This significant step, taken on 10 March 2025, means that an Inspector will now be appointed by the Government to assess whether the Plan meets legal compliance and soundness criteria under the National Planning Policy Framework (NPPF) 2023.

The Local Plan, which will shape the development of the borough for the next 15 years, has already undergone public consultation between 20 December 2024 and 5 February 2025 as part of the Regulation 19 Proposed Submission process. The appointed Inspector will consider the representations made during this period as part of the examination.

#### What Happens Next?

A Programme Officer, Charlotte Glancy, has been appointed to facilitate the examination process. Independent of the Council, she will manage all procedural and administrative matters, acting as the point of contact between the Inspector, Council officers, and those who submitted representations.

Anyone who requested to appear at the examination hearings will be contacted by the Programme Officer in due course regarding the issues the Inspector wishes to explore further and the relevant hearing dates.

#### How to Access the Local Plan Documents

Residents who wish to review the submitted Local Plan and supporting documents can access them online at the Council's Local Plan Examination webpage: https://www.epsom-ewell.gov.uk/localplanexamination.

Hard copies of key documents are available for public inspection at the following locations:

- **Epsom & Ewell Borough Council Offices** (Town Hall, The Parade, Epsom, KT18 5BY) Monday to Friday, 9am to 5pm
- **Epsom Library** (6 Epsom Square, KT19 8AG) Monday, Wednesday, Friday: 9.30am-5.30pm; Tuesday, Thursday: 9.30am-7pm; Saturday: 9.30am-5pm
- Ewell Library (Bourne Hall, Spring Street, KT17 1UF) Tuesday to Saturday, 9.30am-5pm
- Ewell Court Community Library (Ewell Court House, Lakehurst Road, KT19 0EB) Tuesday, Wednesday, Friday: 10am-5pm; Saturday: 10am-4pm
- **Stoneleigh Community Library** (1 Stoneleigh Broadway, KT17 2JA) Monday, Tuesday, Friday: 10am-1pm, 2pm-5pm; Thursday: 10am-1pm; Saturday: 10am-4pm

Residents should check the library opening times before attending, as they may be subject to change. For enquiries about library access, contact Surrey County Council at 03456 009 009.

#### **Making Representations and Further Enquiries**

Those with queries regarding the Local Plan examination process should direct them to Programme Officer Charlotte Glancy:

■ Email: bankssolutionsuk@gmail.com

■ **Telephone:** 01903 776601 / 07519 628064

■ Postal Address: C/O Banks Solutions, 80 Lavinia Way, East Preston, West Sussex, BN16 1DD

For general information on the Local Plan, residents can contact the Planning Policy Team at Epsom and Ewell Borough Council:

■ Email: localplan@epsom-ewell.gov.uk

■ **Telephone:** 01372 732000

This is a crucial stage in the Local Plan's development, and residents who have previously submitted comments or have an interest in the borough's future planning policies are encouraged to stay informed and involved in the process. The examination will determine the Plan's suitability in guiding local development, housing, infrastructure, and environmental policies up to 2040.

#### Related reports:

The Local Plan plot thickens after revised NPPF

Council minority vote Local Plan to next stage with Green Belt in

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#### Golf course housing tees off Green Belt preservers

Over 200 homes will be built on a golf course in an "epoch making moment" for Surrey's green belt. Elmbridge Borough Council's planning committee approved developer Claudel Venture Holdings Ltd's vision for the 43 hectare site in Hersham on Wednesday, March 11.

The former 18-hole golf course off Assher Road will be transformed into a mix of 57 houses and 164 apartments with 246 parking spaces. Half of the homes will be affordable including social and affordable rent as well as shared ownership.

As well as the 221 homes, the plans feature a GP surgery, café, play areas and a natural green space in the form of a country park.

Debates around the proposal centred on whether the golf club was previously developed grey belt land or not. "It is almost an epoch-making moment," said Councillor John O'Reilly. "It is probably the first major application where the green belt will be so compromised."

Green belt land keeps countryside spaces free from development and stops the urban sprawl of towns merging together. Building on the green belt is only allowed when special circumstances can be demonstrated. But planning officers found the scheme would not undermine the openness of the green belt.

Michel Phillips, a professional adviser speaking against the scheme for the objectors, called it a "fallacy" the golf club is developed land as it was recognised as green belt land in a 2016 review. He told the committee: "There is no policy for Elmbridge to slice and dice the greenbelt to please development objectives.

"You have all been elected on a promise to protect the greenbelt. [The residents'] plea to you is to honour your commitment to Elmbridge citizens.,

The decision was made despite over 800 objections (some from the same address) were sent against the plans, criticising the loss of countryside views for the neighbours and invasion of privacy.

Doubts were cast over whether a GP surgery would want to move into the proposed medical building. The developer acknowledged that it cannot 'force' the NHS to set up a new surgery on the site. Instead Claudel Venture Holdings said it would

add another ten affordable units, in the shape of one and two-bedroom homes, and contribute £150,000 towards the NHS.

Speaking for the applicant, Mr Edwards said: "The planning inspector concluded that the need for affordable housing is acute and ever worsening and exceeds the council's assessment that 296 affordable homes need to be built annually." He told the committee that the proposed affordable homes are "important as Elmbridge is one of the most expensive boroughs in the country".

Ward councillor for Hersham Village, Cllr Wendy Gibbs said the affordable housing on the development "doesn't go far enough" to provide much-needed three-bedroom homes. She slammed the developer for not flats not being inclusive enough with lifts and areas for prams. Some councillors raised concerns whether housing associations would take up new affordable properties.

Although Cllr Judy Sarsby said she disliked the "overbearing building", she acknowledged there are 2,500 families currently on a housing waiting list and a hundred families which are homeless. Members from either side of the political spectrum, from Conservative to Liberal Democrats agreed the proposed housing development was in a useful location near the station and would provide social and economic benefits in the area.

Currently private land, only golfers and those using the public footpath to the River Mole are allowed to access the green. But the applicant has proposed a green space of 21.8 hectares as part of the development to help mitigate the new homes on the former golf course.

Residents complained the site floods every year from rain and stressed the flood waters could be redirected to the surrounding homes. To combat the flood risk, the applicant is proposing to raise the level of the land meant for residential development to deal with the water run off.

Transport improvements include new footpaths, bus stops and a signal crossing on Molesey Road is also part of the development. Around £110k is being put towards Hersham station for rail improvements. But some councillors said the money "won't touch the sides" of what is needed and that the station is from a "bygone" era.

Artist\'s impression of proposed Hersham golf club development. (Credit: Claudel Venture Holdings Ltd / Elmbridge Borough Council planning documents)

#### Leatherhead to get new cinema and bowling alley?

A new cinema or bowling alley could "breathe new life" into Leatherhead as part of major regeneration plans aimed at "reversing the trend of brands leaving the town". Plans for the high street, Swan Centre and Bull Hill will be put on display this week with people invited to have their say on the proposals that will be among the biggest changes to the town in years. Mole Valley District Council and Kier Property are working together on the project and have said they were "excited to share" the new layouts that feature "significant updates" based on feedback from 2024.

A spokesperson for the project said: "The proposals... aim to breathe new life into the Swan Centre and Leatherhead High Street. This will be through investment in upgrades to the look and feel of the centre. We are also proposing to open up the main entrance to provide specific units to bring exciting and quality chains and independent restaurants and operators to Leatherhead." The new layout will also include what is being described as a 'cultural building' on the first floor 'to potentially include a cinema, bowling, activity centre to provide a great new entertainment offering in the town centre.

They added: "This investment will be a catalyst to improve the quality and variety of offer in both the Swan Centre and Leatherhead High Street, reversing the trend of brands leaving the town and shop closures." To take the development further, the council and Kier Property – working together as a joint venture called The Leret Partnership, is calling on residents to give their views on the updated proposals.

Among the updates and refinements are an increase in public green space and new building layout in Bull Hill with two drop-in sessions being held this week to give people the opportunity to take a closer look. Both sessions will take place in the former Clinton Cards site within the Swan Centre. The first will run from 2pm to 8pm on Thursday, March 13, with the second taking place on Saturday, March 15 from 10am to 4pm. They are also being hosted on the Leret Partnership's website.

Image: Swan Centre Proposal from the Leret Partnership (MVDC)

Related reports:

River Mole to attract visitors to Leatherhead?

Leatherhead town on the way up?

#### **Dorking's Green Gap narrowing**

Homes will be built on the former green belt gateway into Dorking - forever changing the character of the picturesque town.

Plans to turn more than eight hectares on the edge of the Surrey Hills into housing were approved on appeal in 2023 but details of what it would look like were only given the go-ahead last week. The decision was made despite many at the Wednesday, March 5, meeting airing concerns over traffic on the "poor" A25 and the impact of school coaches being pushed into the town's one-way system. Councillors were hamstrung in their efforts to mitigate against the impact of the added traffic following the appeal ruling and could only vote on the plan's layout.

Developers Taylor Wimpey, however, said the scheme, which would include 72 affordable homes, was an "exciting scheme for Dorking." Speaking on behalf of the application was James Newton. He said the proposals bring "much-needed homes for the district" with "77 per cent of the mix being one to three-bedroom properties." He added: "The affordable tenures include social and affordable rent, shared ownership and first homes and the mix has been agreed with the housing services team. The design has been amended over time with input from heritage officers... and takes cues from the Dorking vernacular and the wider area." Homes, he said, will be sustainable with air source pumps and solar panels while the project as a whole would bring in more than £3million into Mole Valley District Council through community infrastructure payments. He finished: "This will be an exciting scheme for Dorking."

The L-shaped site will take up two fields west of Dorking. The land was originally in the green belt when the decision to allow the homes was granted on appeal. Since then, it has been put into Mole Valley District Council's local plan as a site designated for development. As well as the 144 homes, there will also be parking for The Priory Secondary School, including staff and coaches. Officers told the meeting they were happy with the project and that it would not harm the character of the area – with red tiling used to help it blend in with existing homes in the town.

Speaking against the plan was Nicholas Tinker, who highlighted the 60 letters of objection. He said: "144 dwellings will create, at least, 144 additional vehicles. More realistically, double that figure, most people leave for work at the same time every morning. The congestion on the Westcott Road and around town will be totally unacceptable." Air quality, he said, would degenerate and reach dangerous levels for schoolchildren, with the coach drop-off point creating a particular problem and forcing them to use the one-way system. He said: "It's going to be absolute chaos."

Cllr Abhiram Magesh (Liberal Democrat; Mickleham, Westcott and Okewood) said: "I'm generally pro-affordable housing. Housing means more people, more people means more council tax for front-line services, more customers for local business, however, I'm quite torn on this particular development because I do feel it's lacking in a number of ways. We've discussed quite adequately in the past that the highways assessment is quite lacking. We all know the trouble on the A25 – especially at peak time. I'm frankly torn about this because its layout is effectively a cul-de-sac which I think is generally quite poor planning strategy. So while I laud the affordable housing commitment, I'm extremely worried for a lot of my constituents in Westcott and Abinger who have to essentially travel every single day to get any form of amenity in Dorking. The A25 is of a poor quality as it is right now, so I'm not sure how at minimum 144 extra cars – how the road is going to be able to handle that."

The designs and layout were approved by eight votes in favour, with two against and three abstentions.

Taylor Wimpey plans for 144 homes outside Dorking (image Taylor Wimpey/ Mole Valley Planning Portal)

## Surrey's fire ruined mansion restoration plan

Plans to restore an 18th century house have been waved through. The National Trust has now revealed its designs to restore and refurbish Clandon Park House to celebrate the rich history and legacy wrapped around the building.

The Grade I listed home near Guildford was considered an architectural masterpiece when it was built 200 years ago. But Clandon Park House was tragically gutted by an accidental fire in 2015, destroying the roof and leaving most of the interior with blackened and scorched brickwork.

Illustrative designs show the trust's ambitions for Clandon Park House to become a new national treasure and a defining cultural hub, with space for workshops and social events. Guildford Borough Council unanimously approved the plans last week.

Restoring the inside of the mansion house, the scheme will refurbish and replace windows and doors, reinstating the stairs as well as providing a new accessible lift from the basement to the roof. Generous walkways will be carved out in the mansion house and the scheme promises to conserve historic collections, redisplaying them in creative ways.

Alterations to the basement will provide a cafe, toilets and other back of house bits. The project will restore the exterior of the building to appear as it did before it was engulfed by the fire, planning documents state.

Image: The Marble Hall could be used to hold events for the community. (Credit: Allies and Morrison/ National Trust)

### Box Hill keeps its pie and mash

The iconic Surrey Hills will keep its classic English pie and mash shop after plans were approved for the takeaway in Box Hill. Posha's Pie and Mash Shop, in the rural Box Hill Road, Tadworth, was given the go-ahead at the second time of asking despite traffic officers again recommending its refusal. Surrey Highways said in January that the shop should be refused permission over concerns of cars reversing onto the main road, and the application was deferred to allow the owners to make the needed changes.

The new plan removed the on-site parking that had caused concern, but Surrey Highways was still unimpressed, saying cars would now park in the nearby streets, clogging roads and pavements. Councillors disagreed and thought the shop should be encouraged as it would bring trade to the area as well as much-needed food options. Councillor Paul Potter (Liberal Democrat; Brockham, Betchworth, Buckland Box Hill and Headley) said the parking and traffic issues were overstated given the generally low levels of cars using Box Hill Road. He said: "(The pie and mash) is a vital part for a lot of people up there. For a lot of residents in the mobile homes, they walk there, they don't drive – there are hundreds of mobile homes up there. It's a vital thing for the community."

Cllr Simon Bud (Conservative; Brockham, Betchworth, Buckland Box Hill and Headley) added: "It's a rural business in a rural area, that's what this is. They're trying something quite different from what you normally see, and how good that is to see in a rural area on a rural road. How refreshing to see a car-free development. I cycle here, and if more of us did, we wouldn't have this problem, would we? It's really great to see a business that's going forward and making it car-free."

The site has been used as a pie and mash takeaway with a seating area since August 2023. The application was to formally change its use from the old dog grooming parlour. The Wednesday, March 5 meeting of Mole Valley District Council heard from one speaker against the proposal. She told the meeting that Porsha's advertised on social media, which would draw in people from outside Box Hill. She said: "Cars park up on the pavement outside our house, which is the only pavement by the pie and mash. Indiscriminate parking narrows the road and interferes with the free flow of traffic and prohibits pedestrians from using the pavement. We also have a lot of teenagers who do their Duke of Edinburgh awards and walk along where the cars are parked with two wheels on the pavement. It is dangerous."

The plans were ultimately passed with the unanimous backing of the committee.

Image - Credit Google Street view May 2023 the business's food van

## The Battle of Waterloo Road development

The Epsom and Ewell Borough Council Planning Committee has unanimously rejected a controversial proposal for a 12-unit residential development on Waterloo Road. Councillors cited concerns over poor design, excessive height, a lack of affordable housing, and the absence of parking provision.

The meeting, held on 6th March 2025, was chaired by Councillor **Steven McCormick** (RA Woodocte and Langley)/The application sought outline planning permission to demolish an existing two-storey building and replace it with a four-storey block containing seven two-bedroom flats and five one-bedroom flats.

However, councillors raised significant objections, particularly regarding the design and scale of the project. The Planning Officer explained that while an earlier proposal for a smaller nine-unit scheme had been approved on appeal, this new application was

substantially different. "The proposal would maximise the number of units on the site to the detriment of the local character of the area," he stated.

Councillor **Bernie Muir** (Conservative Horton) was critical of the lack of parking provision, arguing that the development failed to consider residents with mobility issues. "More and more homes are becoming a complete barrier to people because they need a car to actually exist," she said.

Councillor **Jan Mason** (RA Ruxley) praised the planning officers' report, calling it "one of the best" she had seen in her 20 years as a councillor. She also criticised the design, saying: "You either make something outstanding so people say 'wow', or you ensure it blends in so well that it is unobtrusive. This does neither."

Another major point of contention was the failure to meet the council's affordable housing policy. Under planning regulations, 20% of developments of this scale should be designated as affordable housing, yet the applicant had only proposed 5%. Councillor **Chris Watson** (RA Ewell Court) called this a "cynical application", adding: "Anyone can pick up the policy and read it. There is no excuse for submitting something that so blatantly disregards our requirements."

Concerns were also raised about the impact on neighbouring properties. The proposed development would result in significant overlooking, overshadowing, and loss of privacy for nearby homes. It also failed to meet national space standards for several of the proposed flats.

Following the discussion, Councillor **Neil Dallen** (RA Town) proposed that the application be refused, seconded by Councillor Muir. The committee then voted unanimously in favour of rejection.

Councillor **Humphrey Reynolds** (RA West Ewell) remarked on the pattern of previous applications for the site being refused, noting that even successful appeals had not led to development. "Clearly, the developers know this is not right," he said.

The applicant now has the option to revise the scheme and submit a new proposal or appeal the decision.

Image: EEBC papers showing overlooking of proposed 4 storey building over neighbouring properties

### An Epsom 17th century pub to become supermarket?

A 17th century pub could be transformed into a Sainsbury's Local. Plans have been submitted to refurbish the Grade II-listed drinking establishment, on Dorking Road in Epsom, to a convenience store.

If approved, a Sainsbury's convenience store would take over the ground floor of the historic building and install an ATM machine outside. Plans also include resurfacing and reducing the car park to just 13 spaces, four of which will be reserved for delivery vehicles.

The former White Horse Public House was converted into Lava Lounge, a restaurant and cocktail bar, in 2020. Lava Lounge closed in January 2024, having been on the market for at least two years according to planning documents.

Used for centuries for drinking, the former purpose of the pub is no longer viable according to Sainsbury's. "Given the wealth of drinking establishments in Epsom, not just in the town centre, it is unlikely that the loss of a facility which has already been closed for a year could be considered a detriment," the application said.

Serving a specific catchment area, the proposed Sainsbury's is said to be conveniently located for nearby residents, visitors and employees at Epsom hospital as well as passing trade. The development will also create around 20 new jobs, a mixture of full and part-time.

"Very little appears to have survived" from the 17th-18th century on the ground floor, planning documents state, perhaps only the thick walls around the chimney breasts. The timber framed structure at first floor level appears to be correctly placed for a historic building but, the report says, the timbers appear to be modern.

Sainsbury's heritage statement states the proposals would have a "neutral effect" on the special interest of a listed building. The report says the vast majority of the building's internal heritage value has been lost from modern adaptations.

Planning documents read: "The core of the building has a hipped slate roof and is of timber framed construction, some of which is evidently modern, but which may form the altered remains of the 17th or 18th century building referred to in the Listing description. The pub has a parapeted brick frontage which likely dates from the middle of the 19th century."

The scheme proposes removing the replacement of the Victorian-style sash window, as well as reconfiguring and refurbishing the

insides of the former pub. Demolishing the covered yard at the back of the site, Sainsbury's plans to build an extension to form a 'back of house' for the convenience store.

Minor modifications to the historic part of the building are needed to use the original pub building for the back office part of the shop. The application clarifies the historic part of the building is not being used for a sales area.

Neighbours can comment on the application on Epsom and Ewell Borough Council's website. No decision date has been listed yet.

View outside the Lava Lounge, and former White Horse Pub, in Epsom. (Credit: Sainsbury\'s/ Epsom and Ewell Planning Documents)

## Councillor thinks new Ewell homes refusal is batty

Plans for four new homes in Ewell have been refused over bats potentially living in the two bungalows. Although one survey was done, councillors could not rule out there were definitely no bats in the buildings.

The scheme involved demolishing two semi-detached bungalows on Kirby Close, and erecting four, 3-bedroom homes in a residential Ewell suburb. The two-storey houses would have two car parking spaces per house with associated landscaping, according to the report.

However, the applicant had not carried out a phase 2 survey establishing if there were any bats in the bungalow. Officers "could not be satisfied" the demolition of the building did not pose a risk to protected species and its habitat. Members rejected the application at an Epsom and Ewell Borough Planning Committee meeting on February 13.

Cllr **Julian Freeman** (LibDem College) said: "This smacks of desperation to find some reason for turning down an application for housing that we desperately need in this borough." An increasingly frustrated Cllr Freeman reminded the committee that the borough has a "housing crisis".

The Liberal Democrat member argued that you would know if bats are on the site as "you would be sweeping up the mess on a fairly regular basis". He said: "If [the council] is going to refuse an application because there *might* be bats then, surely you need some evidence of that."

But Cllr **Steven McCormick**, (RA Woodcote and Langley) chairing the meeting, explained the plans have to be turned down because there is no evidence that bats are *not* in the two bungalows. Councils have a legal requirement for bat surveys to ensure the mammals are not harmed in the demolition or construction of buildings.

The potential harm to protected species is the only reason why the risks would outweigh the benefits of delivering two houses, planning officers told the committee as they recommended the application for refusal.

If the applicant was to appeal the decision, members asked whether the council would be "laughed at" for refusing on the grounds there was no evidence that bats are non-existent on the site. However, officers told the committee that an application on Reigate Road, which was refused for a lack of satisfactory bat survey, was dismissed at appeal by the Planning Inspector.

Councillors questioned whether they could approve the application with the condition of a further bat survey, but officers said National England guidance is it has to be known early on if bats are in the building before approval could go ahead. The bungalows cannot be demolished until the council knows whether or not bats are there.

Cllr **Clive Woodbridge** (RA Ewell Village) said he was happy to approve it once the second bat survey is done as he couldn't see "any significant or demonstrable harm that outweighs the benefit of two additional dwellings".

A previous similar application for the 'principle of development' was rejected in July 2024 on the basis the housing proposal was too dense to match the character of the street. This is currently at appeal.

Image: 9-10 Kirby Close in Ewell, where the proposed development would be built. (Credit: Google Street View)