## Mole Valley setting a green belt development trend?

Up to 200 new homes will be built on former green belt land despite fears they could overwhelm the already strained sewage system. Mole Valley District Council's planning committee approved developer Thakeham's vision for the 27-hectare site off Little Bookham Street on Wednesday, February 5. As well as the 200 homes, the plans will feature a community building, Gypsy and Traveller pitches, and public open space that the developers said would also open access to nearby ponds. Forty per cent of the homes would be affordable.

The site has been identified for development by the council's local plan, but the application had drawn more than 300 objections. Residents speaking at the meeting raised concerns about raw sewage, as well as the impact on local children being pushed out of their school's catchment area. Thames Water, however, raised no objections. Christine Milstead said: "Our green belt is definitely not Angela Rayner's gray belt. We think this development will cause harm to the green belt and protected habitats. All residents have objected to surface water flooding, and there are springs all over this site. For years, residents have been pumping water off their patios to prevent their houses from flooding. When you get a lot of rain, water does not drain through permeable surfaces. Will the proposed infrastructure capture water from the rear of new properties, or will it just run down to Little Bookham Street?"

Speaking on behalf of the plans, Tristan Robinson, Thakeham's director of external affairs, said Mole Valley was the fourth least affordable place to live in the country. He highlighted young couples struggling to afford housing and the 680 households on the waiting list. Despite the plans being voted through—by eight in favour, three against, and one abstention—Councillor Joanna Slater (Conservative; Leatherhead South) cautioned against setting a precedent for developing beyond what was laid out in the council's local plan for green belt. Cllr Paul Kennedy (Liberal Democrats: Bookham East and Eastwick Park) also urged the committee to heed residents and environmental groups calling for the protection of the "precious unspoiled countryside."

The new homes will be net carbon zero and feature a mix of one to four-bedroom properties. The developers aim to create 45 acres of open space and a new country park accessible to the wider community. Mr Robinson said: "After undertaking a comprehensive public consultation process for Land North West of Preston Farm, we are pleased to receive backing from Mole Valley District Council. The scheme includes 40 per cent affordable housing—something urgently needed locally—and significant new public open spaces for everyone to enjoy."

Plans for 200 homes in Little Bookham (image Thakeham)

## Planning a house extension in Epsom and Ewell? A hard lesson from Waverley

A man who was charged £70,000 by a Surrey council said it was a "watershed moment" to be given recognition of his struggle and the right to appeal. A couple were slammed with a hefty fee for a home extension and given no opportunity to argue their case.

Community Infrastructure Levy (CIL) is a legal charge designed to get developers to financially contribute towards essential infrastructure. While self-builders and home extensions are exempt from CIL payments, in Waverley applicants must first complete the necessary paperwork for this.

But with residents being unaware they need to apply for an exemption, or due to paperwork errors, some people have unexpectedly had to face extortionate CIL charges and terrifying enforcement action.

Steve and Caroline Dally were granted planning consent to demolish and replace an existing home extension that was exempt from CIL. However, after seeking permission to make some minor amendments (for which consent was granted) they suddenly and unexpectedly faced a £70,000 CIL charge, with no appeal.

Unlike in criminal cases, the paperwork and administrative processes of CIL means people could accidentally face charges between £40,000-£235,000 and have no right for their case to be reconsidered.

They pursue you relentlessly to get the money out of you," said Steve Dally, "There's no compassion, there's no understanding." He explained the council told him he had 60 days to pay the £70k or his home in Godalming was at risk of being re-possessed and he would go to prison. As this was the start of the Covid lockdown in 2020, he feared the worst.

The 65-year-old has been forced to increase the mortgage on his home by £400 per month, pending full repayment when he turns 70. He may have no choice but to sell the home he has worked his entire life for, just to settle this debt. "It's traumatic," Mr Dally said. "You lose sleep and end up crying your eyes out- what can you do about it?"

Fighting the council since 2020, Mr Dally had approached councillors and the local MP and the ombudsman to change the CIL charge levied against him and his wife. But none of them could ultimately remove the fee.

On Tuesday, January 28, **Waverley Borough Counci**l agreed to ensure the public have the right to appeal the CIL charges. Mr Dally described it as a "watershed" moment as it was the "first time that someone was prepared to stand up and fight for you".

Speaking out for the victims, Councillor Lauren Atkins said the "Life-changing unintentional impacts of CIL have resulted in debt, depression and years of feeling unheard and being unanswered." She called for the council to collaborate and seize the "opportunity to see justice for those wronged".

But now, householders previously subject to CIL liability can request a discretionary review by Waverley Borough Council within a window from 1 June 2025 to 31 May 2026. The council agreed to have a discretionary review of CIL payments for householder applications and will consider refunds of CIL previously collected.

Mr Dally said the change did not guarantee victims were going to get their money back. "It's a long way to go yet," he said, arguing it depends on how "compassionate" the reviewer will be of people's cases. "There will be a lot of people in Surrey that will be impacted by the same and will not know which way to turn." he said.

Speaking to the Local Democracy Reporting Service (LDRS), Mr Dally reeled off other people who had been found foul of the CIL charge on their residential properties. He said one man was charged £200k and a wife looking after her husband with dementia was fined £40k.

Councillor Jane Austin said: "We see the unintended consequence of this aspect of s legislation has caused great financial and emotional distress to people who have unwittingly broken rules they didn't know existed."

She acknowledged Waverley council is, going forward, trying to ensure householders are made aware of CIL and its exemption paperwork. Cllr Austin added: "But we need to right this wrong for those who have already had to make these huge payments."

Leader of the council, Cllr Paul Follows, said work is already being done to investigate the CIL levy issues but welcomed the cross-party collaboration. The CIL levies will be reviewed as part of the council's Local Plan process, according to Cllr Follows.

"I hope the poor folk who are being pestered by Waverley to pay these charges will be left alone until we have resolved this," said Cllr Michael Goodridge. He raised concern that he has been told everyone has been looking at the issue for a while, but it could take a lot more time in the Local Plan.

The Liberal Democrat council leader also added the CIL regulations was something his party had inherited from the previous administration. Members also broadly agreed more education of the CIL process was needed, both for councillors and the public.

**Emily Dalton** 

Steve Dally (right) and his wife Caroline. (Credit: Steve Dally)

What is the position in Epsom and Ewell?

## Community Infrastructure Levy (CIL) in Epsom and Ewell Borough

The **Community Infrastructure Levy (CIL)** is a charge imposed by **Epsom and Ewell Borough Council** on certain types of new development. It helps fund local infrastructure, such as schools, healthcare facilities, and transport improvements.

## Does CIL Apply to Single Residential Developments or Home Extensions?

#### When CIL is Payable

CIL applies if your project involves:

- New dwellings Any development that creates a new residential unit is liable for CIL, regardless of size.
- Large extensions If an extension or new build increases the gross internal floor area by 100 square meters or more, CIL applies.

#### When CIL is NOT Payable

You may not have to pay CIL if:

- Your project adds less than 100 square meters of additional internal floor space (unless it creates a new dwelling).
- You qualify for **exemptions or reliefs** (see below).

## **CIL Exemptions and Reliefs**

Some developments may be **exempt** from CIL, including:

- Self-build homes If you're constructing your own home, you can apply for a self-build exemption.
- Residential annexes or extensions If the work is for your own use and meets specific criteria, it may be exempt.
- **Affordable housing** Developments that meet affordable housing requirements are exempt.

**Important:** You must **apply for exemptions before starting construction**. Failure to do so may result in the **full CIL charge** becoming payable.

### **How is CIL Calculated?**

CIL is based on the **net increase** in **gross internal floor area (GIA)** and is subject to **annual indexation**.

Current Residential CIL Rate (2025): £204.50 per square meter

(Source: Epsom & Ewell Borough Council)

## **CIL Process & Next Steps**

If your project is subject to CIL, follow these steps:

- 1. **Submit a Planning Application** Include the required **CIL forms** when submitting your application.
- 2. Complete an Assumption of Liability Form Before starting work, submit this to the Council.
- 3. **Submit a Commencement Notice** Notify the Council **before construction begins**.
- $4. \ \ \, \textbf{Receive and Pay Your CIL Charge} \textbf{Once the Council issues a \textbf{Demand Notice}}, \, \textbf{make the payment as required}.$

#### **More Information & Guidance**

For full details, access CIL forms, and check the latest updates, visit:

**Epsom & Ewell Borough Council CIL Guidance** 

Sam Jones

## **New homes planned for Ashtead**

Hundreds of new homes could be built in Ashtead if newly submitted plans to Mole Valley District Council are approved. Wates Developments and its partners, Vistry Group, have submitted outline plans for up to 270 homes, of which about 40 per cent will be affordable.

The proposals, which still need to go through the planning process, also include a community centre that could become a children's nursery. Nearby schools are said to be under-subscribed, with vacancy rates expected to grow in some areas, according to planning documents submitted to the council. The documents suggest that the new homes could help boost pupil numbers in local schools.

John Tarvit, director of planning for Wates Developments, said: "We have an exciting vision for this site to create a sense of place and community, with landscape-led design that incorporates a variety of green spaces. Our proposals will help encourage social interaction, provide safe and attractive streets, encourage sustainable travel choices, and maximise biodiversity. We're proud that this will be a high-quality, net-zero development that reduces carbon emissions and enhances the resilience of the development to a changing climate. All new homes will be lean, clean, and green."

The land, south of Ermyn Way, has been allocated for residential-led development by the council. The developers state they are "committed to creating a distinctive and responsive new neighbourhood, offering a good range of house sizes and types.

"The proposed development will enhance the existing local community and deliver a range of benefits for people in Ashtead in addition to the much-needed new homes."

In addition to the housing scheme, the developers are proposing a community building with the potential for a children's nursery, 30 acres of open space, and a children's play area. At this stage, the plans are in outline format, but the developers have said that buildings will vary across the site, reaching up to a maximum of three storeys, although the majority will be two storeys.

The developers believe this approach will "create a varied roofscape, define marker buildings and add to the visual richness" of the project. They have also indicated that details such as the sizes of the homes, in terms of bedrooms, and the layout of the development are yet to be finalised.

Wates said the site currently consists of arable agricultural fields just north of the M25 and within walking and cycling distance of both Ashtead and Leatherhead. It is also already well connected to bus services. As part of the pre-planning process, Wates held meetings with nearby schools, including Trinity Primary School.

The planning statement noted: "At the meeting, the applicants were informed that the school is well below pupil capacity and referred to the same position at other local schools. It was explained to the applicants that local schools are accepting pupils who might not otherwise meet their selection criteria." It added: "It was confirmed that Greville School currently has capacity and in the coming years will likely have greater capacity as there are significant spaces available in the reception year."

Homes would be built on the western side of the site to create "a clear distinction between residential development and the eastern section within the retained green belt." The final layout will be determined through discussion with the council.

Wates Development's outline plans for up to 270 homes near the M25 in Ashstead (image Wates Development)

## Local Plan lessons from a Surrey borough?

Precious green belt sites could be at risk of speculative developments and Waverley Borough Council could be powerless to stop them after its biggest housing project was judged to be taking too long to build.

All planning authorities must demonstrate they can provide enough land to supply housing for five years.

If they don't they can become vulnerable to speculative applications and can lose control over where new homes are built – and may have to approve applications they would normally refuse.

Waverley Borough Council has been hit by a double whammy of increased housing targets by the Government and the Planning Inspectorate's decision to pull the 2600-home Dunsfold Park from its projections over its "development trajectory".

This has left the council running out of earmarked land for new homes in just two and a half years.

The situation gets even worse when the new Government's increased housing targets are added into the fold, bringing the figure down to just one and a half years.

The figures were published in a Waverley Borough Council position statement last November following the Planning Inspector's Dunsfold Park ruling.

It read: "The site has been discounted from the council's five year housing land supply by Planning Inspectors in recent appeals and for this reason, the council has decided to exclude the site from the five year supply until there is more certainty about the timescales for delivery of housing on the site."

The plan has been to redevelop the aerodrome to form a new garden village on the brownfield site.

Planning permission for the first stage of the project was originally granted by the Secretary of State in March 2018. Its infrastructure is expected to support other developments in the borough.

So far "not one home" has been built.

Councillor Jane Austin, leader of the Conservative opposition group on Waverley Borough Council, criticised the borough for not publicising the change more widely saying residents deserved to know what was happening.

She said: "These housing supply figures are utterly dire and will mean more opportunistic development in inappropriate locations."

"We may as well just hand over the keys to opportunistic developers for any of the borough's green fields without some kind of national planning protection over them. I am extremely concerned about what this means for Alfold and edge of town sites across the borough."

Surrey County Councillor for Waverley Eastern Villages Kevin Deanus added: "Since Dunsfold Park gained planning consent in 2018 not one home has been constructed.

"Meanwhile local villages like Alfold have doubled in size. Major planning permissions in the local area have been granted dependent on infrastructure upgrades delivered via the Dunsfold Park permission.

"We now have raw sewage coming out of the ground in Alfold and huge pressure on local roads and infrastructure. Local people are despairing."

Councillor Liz Townsend, Waverley Borough Council portfolio holder for planning and economic development said they remained fully committed to delivering sustainable housing that meets the needs of the community while challenging unjustified and unrealistic targets imposed by the Government.

Dunsfold Park had originally been included in the 2018 Local Plan when the council was under Conservative control and was one of several sites identified to meet housing needs.

She said: "While the council sets the framework for development, it is important to clarify that we do not have the power to compel developers to build homes once planning permissions are granted. As of now, planning permission has been granted for around 5,000 homes across Waverley.

"However, this is no longer sufficient to meet our five-year housing land supply target, primarily due to significant increases in government-mandated targets.

"Originally set at 590 homes per year, this skyrocketed to 710 homes under the previous government, and now to an extraordinary 1,481 homes per year under current government policies.

"This cumulative target amounts to a staggering 29,000 homes over the next 20 years — effectively requiring the construction of an additional Farnham and Godalming within the borough, which is entirely unfeasible.

"Waverley Borough Council has made robust representations to the Government, including direct appeals to the Deputy Prime Minister, outlining why the housing need calculations are flawed. To date, these concerns have been ignored.

"We are actively working with the promoters of Dunsfold Park and other developers to accelerate delivery."

"However, Government Planning Inspectors have questioned the certainty of delivery on the Dunsfold site within the next five years.

As a result, the council has been forced to remove this site from its short-term housing projections, although this position will be continuously reviewed.

"The council is working urgently to develop a new Local Plan that ensures sustainable housing, job creation, and critical infrastructure.

"This is the only mechanism available to justify a more realistic housing target. Claims that the council is not fulfilling its obligations or has alternative options are factually incorrect.

"We are committed to addressing the national housing crisis while balancing the need to protect our borough's character and environment. However, it is the Government's disproportionate and unrealistic housing targets—not a lack of action by the council—that are placing immense pressure on local authorities across the country.

"Waverley Borough Council will continue to advocate for realistic and sustainable solutions to meet housing needs while standing firm against policies that jeopardise the future of our communities."

Image: Waverley Borough Council (Chris Caulfield)

## Will planners say "Sori, mun moka"? \*

Dear Editor,

The report in the Epsom & Ewell Times (9th January) about Historic England placing the Epsom Town Centre Conservation Area on its 'at risk register' is extremely timely, given the current application to demolish **Cafe Moka**, Unit 60 of the Ashley Centre and the damaging impact this would have on the setting of what is undoubtedly one of Epsom's most important listed buildings.

So far two formal objections have been lodged against the proposed demolition of the current turreted Café Moka – both highlighting the architectural reasons why its removal and replacement with a modern, glass and steel unit would not only spoil the visual harmony of the square but also negatively affect the setting of Waterloo House.

The objections focus on several key issues:

- 1. Architectural Incompatibility: The proposal's replacement of the turreted Café Moka with a stark, utilitarian design would disrupt the character of Ashley Square, a blend of brick facades and tiled roofs. The original design, which still stands the test of time, complements the adjacent Market Place and reflects the history of the area. The turreted Moka unit, along with the similarly turreted (but now sadly spoiled) High Street entrance, are carefully considered features that referenced the sadly lost King's Head Hotel coaching inn, which once stood on the site of Boots.
- 2. **Impact on Views**: The turreted structure helps screen the expansive service area behind the café, shielding views of the unattractive back facades of buildings on South Street. Its demolition would expose these eyesores and diminish the square's architectural integrity.
- 3. **Negative Impact on Waterloo House**: Most importantly, the removal of the turreted Café Moka would harm the setting of Waterloo House's historic carriage entrance. The building is a rare surving example of a 17th-century spa town assembly rooms and has been sensitively restored (and appropriately renamed) by Wetherspoons. An ill-suited modern development next door would undermine this significant restoration.

Only a couple of years ago a highly questionable decision was made by Epsom & Ewell Borough Council to approve the recladding of the Ashley Centre's main entrance in blatantly fake stone – a move that already detracts from the original architectural concept of the 1980s shopping centre and the local history it subtly references.

Losing the turreted Café Moka would be another regrettable step backward, diminishing the area's historical and aesthetic value – and it's therefore vital that the Council doesn't inadvertently support another proposal that would further compound Historic England's current concerns.

I encourage all those who care about preserving Epsom's heritage to voice their opposition to this unnecessary and damaging proposal.

Yours faithfully,

**Simon Alford** 

**Epsom** 

Related reports:

Heritage at Risk: Epsom Town Centre Conservation Area Faces Challenges

Epsom and Ewell Borough Council response to Historic England's Report on local heritage

\*"Sori, mun moka" is a colloquial term meaning "Sorry, my bad". "Moka" is also a coffee pot.

## Blot on Epsom Down's west horizon to grow?

The "Croydonisation" of Woking will continue after a 26-storey town centre tower block on the former BHS site was approved. The plans for the 272-home 85-metre-tall building are nearly identical to those previously rejected in March 2024 but have been signed off following changes to Woking Borough Council's housing targets and further clarifications from the developers. Donard Real Estate will demolish the former store to create the Crown Gardens project. The build-to-rent project will include 28 affordable homes as well as retail and commercial zones on the ground floor of the Commercial Way site. There would also be public space landscaping to improve the area around Christ Church.

Approving the plans – which were also under a separate appeal – would help the council meet its new, higher housing targets and help take pressure off green belt sites. The meeting was also assured the building would be predominantly made of brick, limiting the potential of weather damaging external cladding. The town centre had to be closed off after cladding fell from the Hilton Hotel building this year due to storms. Speaking on behalf of the developers was Mervyn McFarland. He said, "Crown Gardens will deliver 272 high-quality build-to-rent homes addressing the growing need for housing and helping Woking's residents, particularly young people and families, to stay in Woking and contribute to the town's vitality and growth. It will help alleviate pressure on traditional housing stock while also contributing to meeting housing targets. It will free up homes better suited to families and other demographics, contributing to a more balanced housing market in Woking. Crown Gardens will support Woking's regeneration, bringing up to 700 new residents to the town centre. This is expected to bring in around £10m expenditure annually in local spending, boosting businesses."

The limited parking at the site was no longer considered a valid reason to object to the plans given its proximity to Woking Railway Station and active travel options. The January 7 planning committee also noted that a similar high-rise application at Technology House was allowed on appeal, with the Planning Inspector saying parking options were sufficient. Councillor Rob Leach (Liberal Democrat, St Johns) said: "It's clear that the development will help meet the housing needs that we have and the new government target building levels, to a significant extent, are helped by this. I've always been resistant to skyscrapers in Woking, what I've called the Croydonisation of Woking, in the past, but I think this has to be preferable to incursions on the green belt where that can be avoided."

Related report:

Blot on Epsom Downs horizon to grow no more?

## **Epsom Green Belt Debate Intensifies**

The ongoing debate surrounding Epsom & Ewell Borough Council's Proposed Submission Local Plan has escalated as the Epsom and Ewell Times publishes two sharply contrasting letters – one from the Epsom Green Belt Group (EGBG) and the other a formal response from the Council itself. At the heart of the dispute lies the proposed development of Green Belt land, the availability of affordable housing, and the transparency of the consultation process.

## Epsom Green Belt Group: A Call for Change

The Epsom Green Belt Group's letter criticises the Council for failing to heed public sentiment and expert advice during the Regulation 18 consultation earlier this year. Despite overwhelming opposition to the proposed release of over 175 hectares (around 12%) of the borough's Green Belt, the Council has pressed ahead with plans that include development on high-

performing sites such as Horton Farm and Hook Road Arena.

The EGBG highlights a key inconsistency: while the Council advised neighbouring Sutton Borough in September 2024 that they were under no obligation to review Green Belt boundaries, they have not followed this guidance themselves. Furthermore, the EGBG argues that prioritising brownfield and 'grey belt' land, as outlined in the updated National Planning Policy Framework (NPPF) of December 2024, has been neglected.

The group also casts doubt on the Council's promises of 'affordable housing,' pointing out that discounts on market prices still place homes out of reach for many. Flats on brownfield sites, they argue, offer a more viable path to genuinely affordable housing.

A looming concern raised by the EGBG is the likelihood of the Local Plan being deemed unsound by the Planning Inspectorate. They warn that if the plan proceeds in its current form, it could pave the way for further Green Belt loss.

Read the full Epsom Green Belt Group letter here.

#### Council's Response: Balancing Competing Priorities

In their formal response, Epsom & Ewell Borough Council defends the Proposed Submission Local Plan, arguing that it strikes a necessary balance between meeting housing needs and protecting the borough's environment.

The Council acknowledges the high demand for affordable housing, with over 1,350 households on the housing register. They stress that their policies reflect both national guidelines and financial viability assessments.

Regarding the consultation process, the Council points out that Regulation 19 is a statutory stage primarily focused on assessing the plan's legal compliance and soundness. They also address concerns over the timing of the consultation—spanning the Christmas and New Year period—explaining that it was essential to meet the submission deadline of 12 March 2025 under the current NPPF.

On the contentious Green Belt issue, the Council offers specific figures: 52.6 hectares of greenfield Green Belt land (3.36% of the total) and 85 hectares of previously developed Green Belt land (5.44%) are earmarked for development. They maintain that these changes are necessary to meet housing targets while acknowledging the flexibility offered by the NPPF.

The Council concludes by noting that while changes can still be proposed following the consultation, the Planning Inspectorate ultimately determines their validity.

Read the full Epsom & Ewell Borough Council letter here.

## Diverging Priorities, Uncertain Outcomes

Both letters reveal deep divisions not only in policy direction but also in trust between the Council and sections of the local community. While the Council presents its plan as a pragmatic response to national housing targets and local affordability issues, the EGBG sees it as a short-sighted and flawed approach.

Key questions remain unanswered:

- Why hasn't brownfield land been prioritised more explicitly?
- Will the Local Plan survive scrutiny by the Planning Inspectorate?
- Are the proposed 'affordable homes' truly affordable for local residents?

The coming weeks will be crucial as the consultation progresses and residents have their final opportunity to submit their views. One thing is clear: the future of Epsom's Green Belt hangs in the balance, and both sides are prepared to stand their ground.

Residents can participate in the consultation process until 5 February 2025 via the Council's consultation portal.

Related reports:

Can the green light to Epsom's Green Belt housing turn red?

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

Conflict on Epsom's Green Belt plans of another kind?

Epsom and Ewell Green Belt battle lines drawing near

and many more. Search "local plan" in search bar.

## River Mole to attract visitors to Leatherhead?

Mole Valley District Council's dream of "improving" and "enhancing" Leatherhead has taken a step forward after plans to regenerate Claire House and James House were submitted.

The site is part of the council's vision for a new riverside area to attract visitors to spend time in the town centre.

The plans, submitted by McCarthy Stone the council's preferred partner for regeneration, is for 37 one and two-bed retirement homes, a ground floor café and community space.

Developers McCarthy Stone said: "While the development is built around people in their later years this is not a development that offers care as you would find in extra care developments or care homes.

"Retirement living creates safe and secure environments for homeowners to continue to live an active, independent life and caters for downsizers who are typically selling or vacating their former family home and moving to a smaller apartment.

"Homeowners are generally the more active elderly rather than those who are in need of care or have more significant issues around mobility."

McCarthy Stone also plans to improve the car park and landscaping the area to the front of the building. The work is part of the wider Transform Leatherhead project.

Councillor Keira Vyvyan-Robinson, Mole Valley District Council cabinet member for property and projects, said: "The Claire House and James House project aims to create a landmark mixed-use riverside development that will improve the western gateway to the town and enhance the area around the River Mole.

"The application marks the next step towards the regeneration of the area and enhancement of the riverside area, a key project of Transform Leatherhead.

According to Mole Valley District Council, Leatherhead town centre is being re-invented, expanded and transformed.

It says the overall project, which also includes work on the retail and leisure quarter and Bull Hill, will "fully realise its potential as a distinctive, enterprising and highly regarded market town" adding that the "town's character, history and environmental setting will be celebrated and complemented by new and revitalised uses."

Not every aspect of the council's vision has proven popular however. A petition calling on the authority to reconsider plans to build hundreds of homes in high rise blocks on the popular Bull Hill park gained 1500 signatures.

Some fear the plans will destroy the green gateway into the town, potentially turning it into another Croydon or Woking and causing people to leave.

Relared report:

Leatherhead town on the way up?

# Epsom and Ewell's new housing targets in Surrey perspective

Housing targets in Surrey are set to skyrocket, with some areas expected to deliver double the number of homes under new Government plans. On December 12, the long-awaited update to the National Planning Policy Framework (NPPF) was published, setting out what councils and developers can and cannot do – leaving boroughs and districts "disappointed" and "deeply concerned." Across Surrey, the number of new homes expected each year has risen by 4,635 to a total of 10,981, with some areas bearing a significantly heavier load than others.

Worst affected is Elmbridge Borough Council, where housing targets have more than doubled, from 653 to 1,562. This increase comes alongside the prospect of having no local plan, giving developers greater freedom over where and what to build. A spokesperson for Elmbridge Borough Council said they were "reviewing the new NPPF and its implications for Elmbridge's Local

Plan." The council was told in November that its housing strategy must be withdrawn and restarted or risk being deemed "unsound." A decision on next steps will be made in February 2025.

Other boroughs facing substantial increases include Waverley, where targets have risen from 710 to 1,481, and Reigate and Banstead, which sees an increase from 644 to 1,306. Woking, the only council to see its figure drop, still faces a significant rise from 436 to 794. These adjustments align largely with July consultation targets. However, Woking residents hoping for a break in town-center skyscraper developments and green belt preservation will be disappointed, as the reduction amounted to just one unit from the earlier proposal.

Housing targets for Surrey boroughs under the new NPPF are as follows:

		Old housing target	New NPPF target	% increase
1	Elmbridge	653	1562	139
2	Surrey Heath	320	684	114
3	Waverley	710	1481	109
4	Reigate & Banstead	644	1306	103
5	Woking	436	794	82
6	Mole Valley	460	833	81
7	Guildford	743	1170	57
8	Epsom & Ewell	569	889	56
9	Tandridge	634	843	33
10	Spelthorne	631	793	26
11	Runnymede	546	626	15
	SURREY	6346	10981	73
	SURREY	6346	10981	73

Reigate and Banstead Borough Council's executive member for planning, Councillor Rich Michalowski, described the Government's decision not to heed their feedback as "disappointing." He said, "The borough's housing target in the new NPPF of 1,306 homes per year is nearly three times higher than our current local plan target of 460 and more than double the previous NPPF target of 644 homes. These changes will have severe implications for Reigate and Banstead's green belt and the character of our towns and villages. The standard methodology for calculating housing is flawed, as it doesn't account for environmental and infrastructure constraints." He emphasized the council's commitment to exploring all urban development options but acknowledged that a Green Belt Review might be unavoidable.

Waverley Borough Council echoed these concerns, particularly regarding the methodology and its impact on green belt. Cllr Liz Townsend, Waverley's portfolio holder for planning, called the more than two-fold increase "unrealistic and uncalled for." She noted that the requirement for 1,481 new homes annually is two and a half times the current target and could increase the borough's population by 50% over 20 years. "There is simply no evidence of this level of demand, nor that building this many homes would make them more affordable," she said. Cllr Townsend highlighted the borough's existing issues, including water supply disruptions, sewage overspills, a crumbling rural road network, overstretched health services, and power shortages stalling new developments.

All councils must now face the new reality as their starting points for planning new homes. Each borough will need to demonstrate to Independent Planning Inspectors that they have explored all possible avenues for delivering these targets. This challenge will require balancing housing needs with environmental, infrastructure, and community considerations.

#### Related reports:

Can Epsom and Ewell get more dense?

The Local Plan plot thickens after revised NPPF

Can the green light to Epsom's Green Belt housing turn red?

Campaigners have set up a petition against the new targets:

https://www.change.org/p/excessive-targets-for-new-homes-in-surrey

## The Local Plan plot thickens after revised NPPF

The Government's revised **National Planning Policy Framework (NPPF)**, published on 12 December, has set ambitious new housing targets, requiring local councils to accelerate their housebuilding efforts. This move coincides with Epsom & Ewell Borough Council (EEBC) updating its **Local Development Scheme**, which outlines the timetable for the borough's Local Plan.

Under the updated scheme, EEBC's **Regulation 19 Consultation** will take place from **20 December 2024 to 5 February 2025**, before the Local Plan is submitted for examination in March 2025. The council aims to complete the public examination by July 2025. The Proposed Submission Local Plan (2022–2040), which Councillors approved on 10 December, is intended to shield the borough from ad hoc developments and ensure sustainable planning decisions.

Councillor Peter O'Donovan, Chair of the Licensing and Planning Policy Committee, emphasised the importance of meeting these deadlines:

"We are determined to meet the Government's deadlines and will do everything within our power to achieve them. I strongly urge residents and businesses to read and follow the consultation guidance so that their feedback can be sent to the Planning Inspectorate."

#### Government Targets: "Builders Not Blockers"

The Government has set a bold target of building **1.5 million homes by 2029**, with councils expected to contribute to a new annual quota of **370,000 homes**. Prime Minister Keir Starmer highlighted the urgent need for reform, stating:

"For far too long, working people graft hard but are denied the security of owning their own home... Our Plan for Change will overhaul the broken planning system and deliver the homes and growth this country desperately needs."

#### Deputy Prime Minister Angela Rayner added:

"We must all do our bit to tackle the housing crisis. Local councils must adopt plans to meet housing needs, ensuring homes are built alongside the necessary public services and green spaces."

Key measures in the updated NPPF include:

- Mandatory housing targets for all councils, with increased expectations in high-growth areas.
- A "brownfield-first" approach to prioritise development on previously used land, followed by "grey belt" areas of lower-quality greenbelt land.
- Developers required to meet strict "golden rules" for infrastructure, including affordable housing, GP surgeries, and transport.

## **Boosting Council Resources**

To support these changes, councils will receive an additional £100 million in funding and 300 more planning officers to expedite decisions. The Government is also exploring "brownfield passports" to fast-track urban developments and offering local authorities the option to increase planning fees.

## **Local Impact and Next Steps**

The **Regulation 19 Consultation** represents the final chance for residents to provide input before the plan is examined by an independent inspector.



To participate in the consultation or register for updates, visit **epsom-ewell.inconsult.uk**.

With the new planning framework demanding rapid progress, councils across the country face the challenge of balancing ambitious housing targets with preserving the character of their communities. Epsom & Ewell's ability to meet these demands will serve as a critical test of the Government's commitment to delivering for "hardworking families" while addressing the nation's housing crisis.

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