

# Gove: meddling and muddled over Surrey Local Plans?

26 September 2023



**Michael Gove** is a Surrey MP and the Cabinet Minister in charge of housing and planning. The progress of Local Plans across the County are in disarray. Local Plans set the framework for each Surrey Borough's planning policies, including housing, for years to come. The Independent Leader of Spelthorne Council in Surrey has taken on Gove in a fierce letter exposing the muddle in the Central Government's position. The draft Local Plan for Epsom and Ewell has been paused. Emily Coady-Stemp reports:

The risk of flooding in Staines has been labelled a "major concern" by the council's leader, as she has hit back at a government intervention in planning for homes in the borough.

A last-minute intervention ahead of a key meeting this month saw a letter sent to the council saying **Michael Gove** directed the council not to withdraw its local plan.

The council nonetheless voted to pause its plan again, a move since approved by the government inspector allocated to it, and a response has been sent to the housing minister.

Councillor Joanne Sexton (Independent Spelthorne Group, Ashford East) said the authority, where she became leader after local elections in May 2023, had been preparing its plan for 9,000 homes in the borough through "an unprecedented period of instability in the planning system".

She said during this time "major reforms" were being proposed by central government "which seem to change with the wind".

Her letter to housing minister Rachel Maclean said the option of withdrawing the local plan was put forward at a meeting of the full council on Thursday September 14 because this may be a quicker way to get a plan through, rather than carry on with examination of the current draft.

Hearings into the plan started in May this year, but were paused in June while the council brought new members up to speed. Opening hearings heard concerns about the impact that putting more than half of the new planned homes in Staines would have on the market town.

Cllr Sexton said in her letter: "I, along with local members, also have a major concern in relation to potential flood risk in Staines which is where over 50 per cent of our new homes are planned to be provided." She said an outstanding statement of common ground from the Environment Agency on flooding concerns could still end up being "a key issue of soundness", the term inspectors use to say if they think a plan will or won't work. She also asked why a timeline for policy changes that are due from central government has still not been published.

Cllr Sexton attached a list of more than 60 local planning authorities that have now paused or withdrawn their local plans "as a result of this chaos and mixed messaging". She asked if the minister was "mistaken" when she declared in her letter that Spelthorne would be left with one of the oldest local plans in the country and highlighted other areas where the Secretary of State had not intervened, including in Basildon and Castle Point.

On Spelthorne not being left with one of the oldest plans in the country, Cllr Sexton asked: "If you concede this point, does it follow that you should rescind the intervention or is it your intention to intervene in the other councils with plans older than 2009?"

The local plan is the latest in Surrey to run into issues, with Tandridge set to put an end to its plan despite having spent £3.5m on it, and having first submitted it to government in 2019.

Cllr Sexton "took issue" with the last-minute nature of the letter from government, which came less than four hours before the meeting took place. She said: "This is completely unreasonable and unacceptable. At the very least you could have formally advised us earlier that you were minded to intervene so that we would have had the opportunity to understand and respond to your concerns ahead of the council meeting."

She said the council would seek further legal advice on the intervention, and would send a "more detailed formal response" on the intervention in due course.

Referring to what she called a "total disparity" in the approach, Cllr Sexton also referred to a letter sent in April to Kwasi Kwarteng, Spelthorne's MP.

In that letter, Ms Maclean said the Department for Levelling Up, Housing and Communities was unable to discuss the details of Spelthorne's plan in order for the examination of the plan to "remain fully independent".

Cllr Sexton said: "You are saying that you are unable to discuss the plan, but can unceremoniously intervene and stop the council deciding their own fate regarding the plan? Can you please explain the total disparity here?"

In his response agreeing to a further pause, the inspector, Jameson Bridgwater, asked the council to address issues he had raised at the hearings “in particular flood risk and its potential implications” on sites where homes may be built.

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Spelthorne’s neediest lose out on housing

Motion to pause Local Plan process (Epsom and Ewell)

Image: Joanne Sexton Leader of Spelthorne Borough Council, (Ashford East), at the council building in Knowle Green, Staines. Credit: Emily Coady-Stemp and Michael Gove.

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## Land, plan and a scam mess for Tandridge

26 September 2023



A land scam, £3.5million spent and residents being “ignored” have come to a head as a district council finally looks set to call an end to its 6,000-home local plan.

As well as uneven development between the north and south of Tandridge, councillors raised concerns about the draft plan not looking enough at necessary infrastructure.

After a drawn-out process including hearings in public, the abandoned garden village planned for Godstone and terse public exchanges with the government’s planning inspector, the council’s leader declared the plan “dead”.

A meeting of the district council’s planning policy committee on Thursday (September 21) decided to ask the inspector for a final report, despite an additional bill of around £12,000, rather than withdrawing the plan.

Of the options in front of members, the council’s leader said: “In either case, the plan is dead.”

The inspector told the council in July he did not “see a route to soundness for the local plan”, but at a meeting after that the council put forward options to find a way forward.

The local plan, which set out where and when homes will be built across the district until 2033, was submitted to government for examination in January 2019.

There was a change of administration in May 2021, when a minority administration of residents’ associations took control of the council.

The current leader, Councillor Catherine Sayer (Residents’ Alliance, Oxted North and Tandridge), said she thought the local plan system was “totally unfit for purpose”.

With a government funding bid for works to improve junction 6 of the M25 failing, central to the plans for a new garden village, she said there was “a big question mark over why the planning inspector did not end the process at that point”.

Cllr Sayer told the meeting: “In an attempt to avoid ending up with no plan at all and the threat that would mean to the green belt together with a huge waste of taxpayers’ money, we tried to salvage something.

“We proposed amendments and deleted the garden community and attempted to do whatever else the planning inspector had indicated might make the plan acceptable.”

The leader also told the meeting it was “common knowledge” that some of the green belt land planned for the garden community had been part of a land scam where more than 350 small plots were sold on an investment basis.

She said: “Most of the owners are believed to reside in India and Pakistan. To enable the garden community to go ahead, it would have been likely that the council would have needed to use its compulsory purchase powers to assemble the land.”

She said asking for a report from the inspector could “bring some kind of useful closure to what is such an unhappy and costly chapter for Tandridge District”.

Councillor Jeremy Pursehouse (Independent, Warlingham East Chelsham & Farleigh) said he was “very sad to see the demise of the garden community” which he said balanced out planned development across the north and the south of district. He said: “We can’t put everything in Warlingham and Caterham, it just doesn’t work like that. It will just make people who are living in suburban areas further away from the green of the countryside, we have to share these things around.”

He said the north of the district did not have the infrastructure for the kinds of development being looked at in the plan.

Councillor Mick Gillman (Residents' Alliance, Burstow, Horne & Outwood) said he lived in the south of the district, which did not have the railways of the north, and described the A22 as "a car park much of the time". He added: "It's driven by infrastructure, and you've got to put a lot of money into the infrastructure in the south to get it up to speed."

But he also highlighted his reasons he thought it was important to get a report from the inspector.

Cllr Gillman said the council owed it to residents to justify why more than £3.5m had been spent on "something that has failed". He added: "What's even more concerning to me is many of the reasons that the inspector flagged up were those that were flagged up by residents in the consultation process and they were ignored. And I think residents need to know that they did not get it wrong, and it was the organisation within the council that got it wrong."

The meeting unanimously agreed to ask the inspector for a report, rather than withdrawing the plan, and will recommend this to council. Full council will debate the next steps for the plan, its next scheduled meeting is on Thursday, October 19.

Photo: Catherine Sayer Tandridge District Council leader. Image credit Darren Pepe/Surrey Live.

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## Gove flexing his muscle on a Local Plan?

26 September 2023



A last-minute intervention from **Michael Gove** continued the uncertainty around the Surrey Borough Council of **Spelthorne's** plan for 9,000 new homes. The **Surrey Heath MP** ordered the council not to pause its local plan, in a letter sent by the housing and planning minister, limiting Spelthorne's options at a crucial meeting.

After what the council's chief executive described as an urgent ministerial meeting at 3pm on Thursday (September 15), a letter was sent to the council's leader setting out Mr Gove's intentions.

An extraordinary meeting of the council on the same day was set to vote on the options to continue with the plan, keep it on pause, or withdraw it altogether. The plan has been on pause since councillors asked the government inspector for a hiatus in June, after hearings had started at the end of May.

The letter from MP **Rachael Maclean** stated Mr Gove had legal powers to intervene if necessary if he thought an authority was "failing or omitting to do anything it is necessary to do" regarding preparing, revising or adopting its local plan.

While the chamber was told voting to withdraw its plan, outlining where new homes will be built in the borough up to 2037, was no longer a lawful action, councillors ultimately voted to extend the pause on the plan.

They also voted to seek further legal advice to "confirm the validity of the minister's directive".

The council voted by 20 votes to 16 to extend the pause, pending the publication of changes to national policy, due this autumn.

The council's leader, Councillor **Joanne Sexton** (Independent Spelthorne Group, Ashford East) said the council would seek further clarification from Mr Gove on the reasons behind the direction. She added: "We will endeavour, in the name of democracy, that we will produce a plan benefiting the residents of Spelthorne by the government's deadline of June 2025."

Cllr Sexton said unresolved flood issues in Staines, a plan that delivered "beautiful places" and with the "communities at the heart of it" were some of the concerns and reasons behind the plan that would be made clear to the government.

The question of the cost to the council of seeking further legal advice was also raised. Councillor **Karen Howkins** (Conservative, Laleham and Shepperton Green) asked how much money further legal advice relating to the local plan would cost. She asked: "Haven't we spent enough on legal advice regarding the local plan, haven't we wasted enough money? Isn't it time that we stopped wasting money that we haven't got?"

Officers confirmed the cost of further legal advice should be "not more" than £2,000.

While other councillors raised the "cost to the local community" both of putting through the "wrong plan" or of further delays.

The current draft plan allocates more than 5,400 of the borough's 9,270 new homes to be built in Staines.

Councillor **Howard Williams** (Independent Spelthorne Group, Staines) said of the council's plans to pause its own house building projects indefinitely that it impacted around a third of the flats planned for Staines. The current plan did not protect the green belt, he said, did "nothing" to deliver affordable or social housing and included more than 5,000 flats be built where they were "likely to flood".

He asked the meeting: “If we stick to the current targets of building 9,000 flats, where are all the flats that can’t now be built in Staines going to go instead? Sunbury, Stanwell, Ashford, Shepperton? They will all have to be built in other towns in the borough. So setting unrealistic targets for Staines does not protect other people’s towns or the green belt. That is a fallacy.”

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## Cycle hub in Dorking development

26 September 2023



A football academy, a 130-place children’s nursery, and a cycling hub, have all been approved in Dorking as the Pixham Lane masterplan steps up a gear.

The site had been seen as an opportunity for a new Dorking Wanderers FC stadium but that was kicked into the long grass when it became clear the club’s future was at Meadowbank.

Now, developers Stonegate Homes have been granted planning permission by Mole Valley councillors for three new community buildings as part of a grander vision for the site that could also feature a senior living home for about 200 people and 300 new homes.

The largest of the buildings approved last week is a 414 square metre nursery, which will be built over two floors, and have space for up to 130 children across four classrooms.

A new youth academy will be used by Dorking Wanderers Football Club and features classrooms for up to 40 students at any time.

The final building will become a cycling hub after the plans sailed through the Wednesday, September 6 meeting with only minor objections from councillors.

The council said it expected the hub to be a hit with cyclists as “a place to meet and relax, as well as a place to repair and purchase cycling equipment and accessories”.

Speaking at the meeting was Councillor **Simon Budd** who questioned the need for a nursery after two had closed within the past year, suggesting a lack of demand and that “we would be much better building and SEN school rather than a nursery school”.

The site is surrounded by Dorking railway station as well as a train line running north to London and south to Horsham.

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The application site (measuring 0.68ha) lies to the south of Pixham Lane, just east of the A24 and north of Dorking; within the Built up Area. The site, which lies at the south-western corner of the overall ‘AVIVA site’, comprises car parking which served the former office use. The ground level is generally flat. The site is bounded to the south west by Dorking Railway Station and rail line running north to London and south to Horsham and beyond. To the south east is a public footpath whilst to the north is the remaining part of the Aviva campus. The site itself is in the Built-up Area; adjoining to the east is land designated Metropolitan Green Belt. It is broadly level throughout. Access to the site can be obtained from the eastern end of Lincoln Road.

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Cllr **Rosemary Hobbs** said: “If anyone has visited this site and walked in from Lincoln Road, they’ll know this is a particularly unpleasant looking, very messy looking, area of Dorking. It will greatly enhance the appearance of that part of the town and I think it is a good use of the land. The nursery will presumably get some business from the number of residents in the properties on the site.”

Cllr **Chris Hunt** said: “The cycling hub, who can speak against that as a principle?”

The football academy, he said was also for sports, and a nursery would be used by new families moving into the area. He added – given the use of the site “I think its a good proposal”.

**Mole Valley Borough Council** is currently preparing its new long-term planning bible, the Local Plan, which sets out the types and levels of permitted development in the area.

The council said it has been submitted to the Secretary of State for Levelling Up, Housing and Communities and is currently under examination by an Inspector. The draft earmarks the site for 276 dwellings and at least three Gypsy and traveller pitches.

## Council solve Scots Pine tree puzzle

26 September 2023



The Planning Committee Meeting, held at Epsom Town Hall on 7 September 2023 centred around two key topics: a Tree Preservation Order (TPO) concerning a Scots Pine tree in Grafton Road and the modification of approved plans for a construction project in Boleyn Avenue. After a brief discussion, two motions were passed.

Regarding the Scots Pine tree TPO, a historical mapping error had inaccurately placed the tree. Originally, it was marked as if it were located in the front garden of No. 10, but it was listed under the address of No. 8 in the TPO schedule. To rectify this, it was recommended to issue a new TPO, providing temporary protection to the tree. The Planning Development and Enforcement officer presented the motion and explained the TPO application procedure, highlighting the historical nature of the error.

Three key recommendations emerged:

1. Confirmation of Tree Preservation Order No. 476A without modification
2. Revocation of Tree Preservation Order No. 476.
3. Modification of Tree Preservation Order No. 6 to remove the reference to Pine T17.

However, some debate ensued as both the tree owner and the neighbour raised concerns. Their primary worries included the tree's height, branches falling during strong winds, and damage to the pavement caused by birds. Additionally, the tree owner expressed frustration over the extended duration of their application and objection to the TPO.

During the meeting, several councillors voiced concerns about potential limitations on future actions concerning the tree if the TPO application succeeded. Councillor **Julian Freeman** (LibDem College) questioned the evaluation system and its impact on daylight where the trees were located, while Councillor **Peter O'Donovan** (RA Ewell Court) expressed concerns about the tree's size and height and its potential impact on nearby residents and properties.

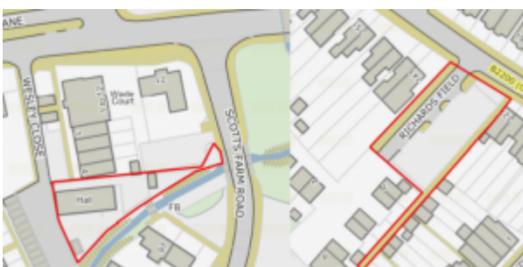
On the other hand, Councillor **Neil Dallen** (RA Town) emphasised that the motion primarily aimed to correct documentation. He clarified, "As I understand, for the TPO to be corrected and put in the right place. If the tree gets too big or branches start falling off, then even though it's got a TPO, they can apply to prune the tree or do whatever's needed. It's not causing any damage to property." The motion passed with one abstention.

The second topic discussed was the modification of approved plans for a construction project at 15 Boleyn Avenue. This project involved a two-story, two-bedroom dwelling with additional garage space. After a brief presentation by the officer and clarifications by Councillor **Phil Neale** (RA Cuddington), the motion received unanimous approval.

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## Little plots of Council land for housing?

26 September 2023



Epsom and Ewell Borough Council's Strategy and Resources Committee decided Thursday 13th July to submit two Council owned sites for housing. The Draft Local Plan sets out the framework for local development including meeting housing

targets. Proposals to release green belt land for development were met with strong local opposition and a brake on the Plan's adoption.

Council officers were tasked with seeking additional brownfield sites suitable for housing, including land owned by the Council itself.

The Council owns 37% of the Longmead and 35% of the Kiln Lane industrial estates. However, the grant of long leases to various businesses means that none of its land can be made available in the Local Plan timescale within 2040.

Consideration was given to the Council owned Cox Lane Community building and car park but a doctor's surgery and nursery need medium term certainty for their future with the surgery's lease expiring just before the plan period ending 2040..

Two small plots of Council owned land were stated to be suitable to be submitted to the Local Planning Authority, (the Council itself) for consideration for inclusion in the Local Plan. They are a small 0.08 ha site (a former Scout's Hut) on Wesley Close / Scotts Farm Road and Richard's Field Car Park accessed off Chessington Road, offering approximately 35 parking spaces of which about 14 are reserved as resident permit spaces.

Cllr Graham Jones MBE (RA Cuddington Ward) noted the Wesley Close site had not been submitted before as it was too small. "What had changed?" An officer explained the proposal was "directly on the back of members request to find more brownfield sites to meet housing targets. The site had been looked at again and it could achieve 5 dwellings which is the threshold for a call for sites".

Cllr Jones asked the same question in relation to the Richards Field car park and Cllr Dallen suggested that there maybe a way of building residences while keeping parking provision.

The meeting agreed to the submission of the two sites for consideration to be included in a revised draft Local Plan.

In a lengthy explanation officers reported that the legal and cost obstacles to pursuing compulsory purchase orders to acquire land for housing development are too high. Thus, exercising such powers was not recommended.

Related Reports:

Motion to pause Local Plan process

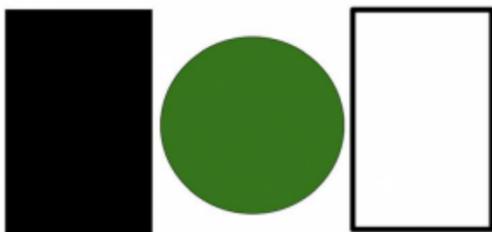
Public meeting on Local Plan dominated by greenbelters.

Planning or pantomime? Councillors press pause on Plan.

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## Green complaints not black and white

26 September 2023



**Epsom and Ewell Borough Council** disagrees with the claims made by Green Belt campaigners reported 1st July. **Yufan Si** of Epsom and Ewell Green Belt and **Alexander Duval** stated that their clear objections to Green Belt development were not so classified in the consultation analysis by EEBC.

**Steven McCormick** (RA Woodcote and Langley) Chair of the Licensing and Planning Policy Committee has hit back and said: "I would like to reassure all residents in the borough that, contrary to the assertions in this article, no responses to the consultation have been excluded, or 'not counted'. Every single response we have received has been logged and published on our online platform, Inovem.

"We received a significant number of responses during the Local Plan consultation. Most respondents chose to complete the online questionnaire on Inovem. We also received copies of the questionnaire by email and by post, which have since been uploaded onto Inovem. On the questionnaire, respondents were invited to tick a multiple choice box for each policy area (this shows as the 'Option' column in the published responses), and whether they want to add comments (this shows as the 'Comment' column in the published responses).

"Alongside responders that used the questionnaire, we also received a significant number of more general responses by email and post, which have also been uploaded onto Inovem. Whilst some of these responses made it clear which policy or policies they were referring to, in the majority of cases officers have used their judgement to assign the responses received to the relevant section of the Local Plan. As part of this process, officers have not completed the multiple choice 'option' questions and have left these blank, unless a response clearly stated the question number or policy reference and directly quoted one of the multiple-choice question response options.

"There is an important reason for this. Our officers cannot presume to know which option each respondent would want to use, if they want to use one at all - this would be a subjective decision by officers, and it may not be correct, particularly where responses do not state they are specifically for or against a policy, but are providing general feedback, which is common. All comments are still clearly displayed, and the comments are a vital element used by officers to ascertain what

the views of respondents are regarding the different policies.

“All the comments received during the consultation period will help to inform the preparation of the next version of the plan for consultation, which will be the version of the Local Plan that the council intends to submit to the government for examination.

“We will publish a Consultation Statement alongside the next version of the Local Plan that will provide a summary of the main issues that have been raised and how they have been taken into account. Once again, we would like to assure residents that all responses have been published and are viewable on the consultation platform.”

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The Green Belt campaigners did not complain that their objections had not been published. How else could they have known how their responses were classified or not? Their complaint was that their stated objections were not classified correctly. As the reader will see from Cllr McCormick’s response the business is not straightforward. The Green complaint is not black and white.

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## Green Belt development objections excluded

26 September 2023



Epsom and Ewell Borough Council’s Draft Local Plan proposes housing developments on Green Belt land. Prominent local objectors to building on Green Belt land have discovered that their objections have not been counted.

The Council undertook a public consultation on the Draft Local Plan from 1 February to 19 March 2023. Residents could submit their responses using an online questionnaire or emailing or writing. If emailing or writing it would then be a matter for local government officers to judge whether the responses were for or against various proposals in the Draft Plan.

**Yufan Si**, a leading light in the local protest group **Epsom and Ewell Green Belt**, wrote to the Council and strongly objected to Green Belt development. Yet, her response has not been classified as a “No” to the questionnaire’s 8th question: “Do you support Development in the Green Belt?”

**Alexander Duval** has complained that his clear online objection to building on **Horton Farm** has not been judged by EEBC to be an objection. He said: “Q.15 of the consultation questionnaire asked ‘Do you support Site Allocation 6, Horton Farm?’ My answer started with ‘I strongly disagree with the development of this site’ and was followed by the rationale for this view.

“I believe it is clear from this statement that I do not support the site allocation of Horton Farm. Notwithstanding this, my response is not classified as ‘No, with suggestions detailed below’; indeed it is not classified at all.”

He added “This issue occurs frequently regarding classification of my own responses, and also in many of the responses that I have looked at from other residents, all of which appeared to be against building on the Greenbelt.”

Nevertheless, preliminary analysis by Ms Si of samples of the 1736 responses indicates as much as 85% of respondents objecting to development on Green Belt land.

Both Yufan Si and Alexander Duval have written to EEBC and Councillors demanding a review of the classification of responses to the consultation on the Draft Local Plan.

The responses to the consultation can be viewed on the internet on [THIS LINK](#).

The progress of the Draft Plan has been paused. At the last meeting of 15th June of the Council committee dealing with the Plan a new timetable for progressing the process of adopting a new plan for Epsom and Ewell was promised in due course.

Epsom and Ewell Borough Council counters the complaints. Read our further report:

[Green complaint not black and white](#)

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Motion to pause Local Plan process  
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## Chris Grayling MP on new homes and biodiversity

26 September 2023



Now that the local elections are out of the way, we all wait with interest to see what the Borough Council is planning to do about its controversial plan to build all over the green belt. I hope they will now think again.

The loss of green belt is not just about the loss of character in our area. It would also have a huge impact on local biodiversity. The loss of Horton Farm would have a knock on impact on the Common and Horton Country Park, with the loss of habitat for birds and animals which range across the whole area.

And that would come at a time when local authorities are expected to play a much more active role in the restoration of nature.

For half a century we have seen a sharp decline in native species in the UK. While a few have thrived, and nature is to blame for some of the decline - have you noticed how many more magpies there are around to empty the nests of smaller birds - the reality is that continuing development and the loss of habitat, alongside the use of pesticides, has made a huge difference.

I hope and believe that is now beginning to change. There are firm Government targets for the restoration of nature. Councils are obliged to have a Local Nature Recovery Strategy with real action plans in it. Developers will, from November, be obliged to build a plan for biodiversity net gain into their developments. That means if they take a way a habitat, they need to invest in developing another elsewhere. I hope that will narrow the cost gap between building on brownfield sites and just building on open fields.

The new system of agricultural support will also make a difference. Outside the European Union we have been free to develop an entirely different approach to supporting farmers, away from the constraints of the Common Agricultural Policy. The new UK approach will reward farmers for achieving a better balance between production and nature - for example by restoring hedgerows that were ripped out in the past, or by leaving much wider margins around fields where insects and small animals can flourish. Or by restoring the copses that so often stood in the middle of their fields, or the ponds that have so often disappeared.

In particular it will help the growing number of Nature Friendly Farmers around the country, who are taking an entirely different approach to agriculture with far fewer pesticides and by using what are called cover crops to stimulate the soil instead. Those who have already gone down this route are finding their costs fall, and often their profitability rises while they produce the same amount or even more food. A combination of more traditional methods with modern technology is really making a difference.

But in an area like ours where farming is only present on a limited scale, the importance of the open spaces as corridors through which animals can pass is of particular importance. From the borders of London in West Ewell to the M25, and across to the far side of the Downs and beyond, there are wide areas where local wildlife can roam. Deer in particular are thriving locally. You can often see them grazing in the fields between Epsom and Ashted in the early evening.

We do need new homes. But we cannot just build at the expense of biodiversity. And in an area like ours, where there is an alternative to the Council's controversial plan, we would be crazy not to take a different route.

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## Mole Valley Plan Paused

26 September 2023



As Epsom and Ewell’s Draft Local Plan’s progress awaits a new timetable we take a look at what’s happening in neighbouring Mole Valley. Chris Caulfield reports.

The decision on where, and how many, houses will be built in Mole Valley has been paused, again. It means the council’s local plan will almost certainly be delayed, the planning inspector said.

Mole Valley District Council was originally given permission to delay the publication of its local plan until after the May 2023 elections and to give it time to understand any Government revisions to the **National Planning Policy Framework (NPPF)** which had been due for publication in the spring.

The deadline passed and the elections are over however the Government has still to finalise and publish the NPPF.

Writing to Mole Valley District Council, the Planning Inspectorate said that “Given the council’s position”, that changes to the NPPF “may have implications for its plan, and that the final NPPF changes are yet unknown, it seems reasonable to agree to the council’s request (to pause the local plan). The extended pause will enable the council to fully consider the implications of any revised national policy.”

Councils waiting for the NPPF update have been told they will not be treated as having out-of-date local plans.

The inspectorate’s decision was welcomed by the council’s cabinet member for planning, Councillor **Margaret Cooksay**. She said “The Inspector has again recognised that delays in the Government adopting a revised National Planning Policy Framework (NPPF) - which may include important changes for Mole Valley’s draft Local Plan - has created ongoing uncertainty for us as the local planning authority.

“In her most recent response to us, she emphasised that she does not want the examination of our draft Local Plan to become ‘unduly protracted’. We could not agree more, and we urge the decision-makers in government to publish the new NPPF quickly so that clarity concerning the impact potential changes could have on our Plan is achieved as soon as possible.

“Whilst we would of course rather not delay further, we know that this is the right thing to do to get the right plan. We will bring you any future updates concerning the Plan via our normal publicity channels as soon as they are made known to us.”

Related Reports:

[Mole Valley Local Plan paused: official](#)

[Lessons for Epsom in Mole Valley’s “shouty” Local Plan struggle?](#)

[How Green is My Mole Valley?](#)

[Pause for thought on paused Plan \(Epsom and Ewell\)](#)

Image: Mole Valley District Council. CC Surrey Advertiser.

## Pause for thought on paused Plan

26 September 2023



Epsom and Ewell Borough Council’s Licensing and Planning Policy Committee reviewed the state of play with the Draft Local Plan at a meeting Thursday 15th June.

The progression of the Draft Local Plan (the framework for local planning decisions of the future) was paused in March

following an outcry about its Green Belt development proposals. Michael Gove MP, the Secretary of State responsible for planning matters, is yet to deliver on the clarifications sought to his pre-May local election indications that local authorities would have greater control over housing targets.

The meeting was chaired by Cllr **Steven McCormick** (RA Woodcote and Langley) who advised that EEBC was bound by the housing target of 573 houses per annum as extrapolated from 2014 data. A report to the meeting confirmed that if 2018 data was relied on that target would be reduced to 253.

Officers reported on the workstreams continuing on the Draft Local Plan. These included the vetting of the 1650 responses from individuals and organisations received during the public consultation period of the now paused Draft Local Plan. Officers are re-doubling their efforts to identify brownfield sites for development including Kiln Lane and Longmead areas of Epsom and Ewell.

Cllr **Kieran Persand** (Conservative Horton Ward) welcomed the work being done on brownfield development and called for Green Belt to simply be excluded from the Draft Local Plan.

Cllr **Julie Morris** (LibDem College Ward) drew attention to the Environment Act coming into force in November this year. Major developments require to prove a 10% gain in bio-diversity. An officer explained that this gain is measurable by a pre-development audit and post-development audit according to an established “metric”. Developers can establish the gain from on-site or off-site “off-sets”. Rather like carbon trading. Minor developments will be subject to the 10% bio-diversity gain requirement from April 2024. Cllr Morris argued that the new legal requirement should inhibit Green Belt development.

Cllr **Robert Leach** (RA Ewell Court), having served on the Planning Committee in the 20th century, was tired of it all and regarded the estimated half-million being spent on the process as a waste and questioned the benefit to residents. However, he acknowledged the legal requirement to have a Local Plan. He also predicted, after having read the Privileges Committee report on Boris Johnson in the morning, a change of government by the time EEBC settled its Local Plan. The councillor implied a new Labour Government would rigidly impose housing targets.

Cllr McCormick explained that a revised timetable for the progression of the Draft Local Plan will be submitted to the committee in due course. Meanwhile, all councillors will be invited to special briefings on the Draft Local Plan process and this would be especially important for the several new councillors elected in May.

Related Reports:

Motion to pause Local Plan process

Public meeting on Local Plan dominated by greenbelters.

Epsom & Ewell Borough Council Draft Local Plan.

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## Epsom less flat after more flats approved

26 September 2023



Two new blocks of flats will be built next to **Epsom Railway Station** after planners gave the go-ahead. Planning applications for 16 new homes on the corner of East Street and Kiln Lane and for 20 flats where West Street and Station Approach meet were approved by councillors on Thursday (June 8).

With just two affordable homes over the two developments, both will be subject to a review before completion, to determine if the schemes could provide more than are currently proposed.

Councillors at the **Epsom and Ewell Borough Council** planning committee meeting raised concerns about the “dreadful design” and “ruined” entrances to the town regarding the West Street development. But an attempt to refuse the application failed, when a motion put forward by Councillor **Neil Dallen** (Residents’ Association, Town) was lost and the application was approved with six votes in favour and three against.

The development of 20 homes, over five and six storeys, is planned for the former corn and coal merchants which was previously the home of Gillespies Bakery.

The 1905 building will be demolished for a development that was put forward by the developer as a sustainable location for homes that would benefit businesses in the town centre as well as creating jobs during construction.

Councillor **Bernie Muir** (Conservative, Horton Ward), who has spoken out about previous plans for the site, said the site was within the town centre conservation area and within view of multiple listed buildings. She said she wasn’t against something going on the site but worried the conservation area was “meaningless” with no reference to the surrounding buildings in the plans.

Had the designs had “some nod” to the look of that part of the town, Cllr Muir said she would be saying something different. She added: “If we don’t embrace our conservation areas and what that actually means, then we’re just another urban sprawl. And if we want to be another destination high street, this is the beginning of it. This is the one entrance to the town that hasn’t been ruined so far, and that matters to the economic life of the town.”

She and other councillors recognised the need for more housing in the borough, with the council in March having put a pause on the process to develop its plan for homes in the area.

Councillor **Clive Woodbridge** (Residents’ Association, Ewell Village Ward) pointed out that developers had responded to comments and designed a smaller building than plans that had been previously refused on the site. He said you “couldn’t get more sustainable” than a block of flats built next door to the train station and within walking distance of the town centre.

The East Street application, like the one on West Street, had also had previous applications refused and been amended before being approved at Thursday’s meeting.

The development of 16 flats, none of which will be affordable because the scheme would otherwise be deemed non-viable, will be allowed to go ahead after changes to previous plans.

Government inspectors had dismissed an appeal on a previous application because of concerns about pedestrians crossing the access road to the block, off Kiln Lane towards Sainsbury’s.

But after four year’s work on the proposal, which now includes pitched roofs and is of a lower height, plans had been changed and a new footpath had been added to give direct access to the site, avoiding blind corners that had been a concern.

With 18 parking spaces, a suggested condition put forward by Councillor **Jan Mason** (Residents’ Association, Ruxley Ward) was agreed by the committee, to allocate the spaces per flat. Cllr Mason said she wanted to avoid “fisticuffs” as there were at similar developments in her area when residents did not have allocated spaces.

She questioned the “viability” claims of developers, saying houses in Epsom sold “at a premium”, while Cllr **Kate Chin** (Labour, Court) called for a briefing for councillors on affordable housing and what the council could do to ensure more was built.

The scheme of eight one-bed, five two-bed and three three-bed flats was unanimously approved by the committee.

With a decision yet to be made on plans to turn the former Epsom police station into a 96-bed care home, which was due to come to a cancelled committee meeting in April, the committee’s next meeting is due to be on July 20.

Image: Before and after – West Street.

Related reports:

West Street developers climbing down enough?

Two Epsom brownfield developments?

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## Epsom and Ewell planning improving after Government threat?

26 September 2023



Three Surrey councils have been warned that their planning departments are “not good enough” and threatened with having their decision-making powers stripped.

Guildford, Waverley, and **Epsom and Ewell Borough Councils** have each been written to by the Housing Secretary Michael Gove over their “very poor” quality of service that fell “far below” expected thresholds.

Councils must determine at least 70 per cent of non-major planning applications within eight weeks – or agree to an extension. The three Surrey councils have fallen well below that figure, the department said.

Mr Gove was therefore “minded” to designate the councils, meaning developers could bypass them completely and submit planning applications directly to the Planning Inspectorate. The impact effectively strips a local authority’s say over planning matters.

The letter to all three councils, part of a group of 10 nationally to be given final warning, read:

“The Government is clear that having an efficient and effective planning service at local authority level is essential to

delivering the homes, building and investment the country needs.

“The planning performance regime was introduced to ensure that all local planning authorities contribute to this objective. I have significant concerns about the performance of a handful of local authorities including your council.”

For Guildford, its performance of 50.1 per cent between October 2020 and September 2022 was far below the expected threshold of 70 per cent. In **Epsom and Ewell that level was 52.5 percent**, and in Waverley it was 61.7 per cent.

The letter continued: “That is indicative of a very poor quality service to local residents and a significant deterrent to investment in your local housing market and wider economy. That is not good enough, and despite some more encouraging recent data, I am therefore minded to designate [the council]. “

Mr Gove has now asked the Planning Inspectorate to prepare for designations over the summer period but said they had until June to make the required improvement to their planning service and “to exceed our performance thresholds and stay above it consistently”.

If levels were to drop again, he said, he would “not hesitate” to use his “powers to designate your council later this year”.

Waverley Conservatives have since called on the council’s ruling coalition to “get a grip” on planning.

Councillor Carole Cockburn, acting leader of Waverley Conservatives, said: “Communities and local businesses have had the threat of the planning department being taken into special measures hanging over them for months because of the Lib Dem-Labour-Green-Farnham Residents Party coalition administration’s inability to deal with the problem. They need to get a grip, and fast, to save our local voice in planning matters. Otherwise, people and businesses across Waverley will continue to suffer.”

A spokesperson for Waverley Borough Council said that planning performance suffered in 2021 and early 2022, was a result of the pandemic, “teething issues” with a new planning IT system, an increase in applications following lockdown and a nationwide shortage of planning officers.

Since then, they said there had been a “significant uplift in planning performance, and we are making headway in reducing the backlog of planning applications, but caseloads for our officers remain high”. Staffing remains a “significant challenge”.

They added: “Mr Gove has acknowledged the improvement in our performance and rather than moving to formally designate the council, has given us the opportunity to demonstrate this improvement over a longer period of time.”

Waverley Borough Council portfolio holder for planning and economic development, Councillor Liz Townsend, said: “We have been working closely with the Planning Advisory Service to improve our performance, and during the three most recent quarters 83 per cent, 92 per cent and 96 per cent of non-major applications respectively, were determined within the allotted time - significantly above the Government’s 70 per cent target. Our view is that designation is not appropriate and would be counterproductive to sustaining and improving on the gains in planning performance we have achieved over the last year.”

A Guildford Borough Council spokesperson said that it have been working to reduce backlog since June but that caseloads remain high. They said: “To supplement our internal planning team and improve performance, we have employed external planning consultants and temporary planning officers.

“With housing and the cost of living so high in Surrey, recruiting and retaining talent in the South-East remains a significant challenge. However, we are actively recruiting new permanent planners to help build a resilient planning function. Our new executive head of planning development, Claire Upton-Brown, took up post on March 20, 2023. She has a strong history of turning services around and is well qualified to address the challenges we are facing, with the support of the senior management and councillor team.”

**Jackie King**, chief executive of **Epsom and Ewell Borough Council** said the authority was hopeful the secretary of state would recognise the “significant” improvements it had made in recent months. She said: “The council has been fully aware of this historic issue relating to performance over that period, which was a result of Covid and capacity-related issues. “Having acknowledged the issues, the council took swift decisive action to address issues, resulting in the recruitment of a new management team in early 2022, the securing of additional staffing resourcing within the department as well as investing in IT and improved ways of working. Additional process reviews and follow on improvements were identified and implemented. All actions and process improvements have the full support of members. As a result of the council’s actions, performance on planning applications has improved rapidly and significantly. Since early 2022, the council has continued to determine well over 90 per cent of planning applications within the statutory timescale target.”

She added: “Epsom and Ewell Borough Council has demonstrated a sustained improvement in service and performance and have been in regular contact with officials at DLUHC over the past year to keep them up to date with the progress which the council has made. When the Minister reviews Epsom and Ewell’s performance again in June, the council will be able show five successive quarters of performance well above the 70 per cent target:

APR/MAY/JUN 2022 - 95 per cent  
JUL/AUG/SEP 2022 - 92 per cent  
OCT/NOV/DEC 2022 - 94 per cent  
JAN/FEB/MAR 2023 - 96 per cent  
APR/MAY/JUN 2023 - 97 per cent (to date)

“Once reviewed we are hopeful that the minister will acknowledge and recognise that the issues the council faced were historic and temporary in nature and this council has taken significant proactive steps to address and improve.”

The full list of councils written to by Michal Gove were:

Calderdale, Cotswold, **Epsom and Ewell**, Guildford, Hinckley and Bosworth, Pendle, Portsmouth, Vale of White Horse

and Waverley councils, as well as the Peak District National Park Authority.

## The cost of planning

26 September 2023



Green Belt campaigners have obtained a breakdown of over half-a-million pounds spent so far by Epsom and Ewell Borough Council on the draft Local Plan and the Town Centre MasterPlan. The Epsom and Ewell Times provides the figures below.

Epsom and Ewell Borough Council's response to a Freedom of Information Act request:

"The figures below are broken down into two time periods:

- The first covering the April 2016 to December 2021.
- The second period covers January 2022 until 15<sup>th</sup> April 2023 - this is to reflect that from January 2022 additional evidence was commissioned to support the preparation of the Draft Local Plan 2022-2040.

### April 2016 - December 2021 Local Plan consultancy

Service	Consultant	Cost
Spatial Economic Development Strategy	Economic Growth Management Ltd	£13,725
Post Covid - Spatial Economic Development Strategy	Economic Growth Management Ltd	£7,787.50
Sports Facilities Assessment and Playing Pitch Strategy	Ploszajski Lynch Consulting Ltd	£24,113

Green Belt Studies	Atkins Ltd	£36,471.61
Housing Needs Assessment Update	Cobweb Consulting	£14,497.55
Background paper on the horseracing industry	Matthews Associates (UK) Ltd	£2,970
Local Plan Viability Assessment (2019)	HDH Planning & Development Ltd	£16,063
Habitats Regulation Assessment	Lepus Consulting	£7,244.33
Strategic Flood Risk Assessment	Jacobs UK Ltd	£9,838
Graphic Design services	Soapbox Design Limited	£5,940
Local Plan Consultation Support	Luther Pendragon	£16,557.30
Mapping services	Pindar Creative	£2,624
Retail Study	Urban Shape	£26,654
Retail Study - update	Urban Shape	£6,050
Master planning	Allies and Morrison	£71,984
<b>Total</b>		<b>£262,519.29</b>

### January 2022 onwards to support Draft Local Plan 2022-2040

Service	Consultant Appointed	Cost
Housing and Economic Development Needs Assessment (HEDNA)	GL Hearne	£47,890.49

Gypsy and Traveller Accommodation Assessment (GTAA)	Opinion Research Services Ltd	£6,850
Local Plan Viability Study (2022)	HDH Planning & Development Ltd	£16,000
Interim Sustainability Appraisal of Draft Local Plan 2022-2040 (Reg 18)	AECOM	£23,807.50
Habitats Regulations Assessment of Draft Local Plan 2022-2040 (Reg 18)	Lepus Consulting	£3,410
Climate Change Study (Part 1)	Wood Plc	£17,512
Graphic Design services	Urban Graphics	£23,000
Emerging Town Centre Masterplan	David Lock Associates	£99,768.10*
Independent Review of Draft Local Plan (Reg 18)	Carewold Associates Ltd	£750
Social Media promotion of Draft Local Plan consultation	Quick Fox Labs	£4,786.45
Printing of consultation materials	EEBC print room and Blue Dot display	£6,291
<b>Total</b>		<b>£250,695.54</b>

\* note no net cost to EEBC as funded by the Local Enterprise Partnership The total spend on external services from 1<sup>st</sup> April 2016 until the 15 April 2023 was **£513,214.83**. However as noted above £99,768.10 of this was for the Emerging Epsom Town Centre Masterplan was funded by the Capital to Coast Local Enterprise Partnership.”

**Mark Todd**, Chair, Epsom and Ewell Labour Party and a candidate in Horton Ward for the upcoming local election, responded to our request to all parties for comment: “Yet more evidence of terrible waste and mismanagement by the Residents’ Association running Epsom and Ewell Borough Council. No wonder our council tax is so high and our services so poor. It’s time for change at the local elections on May 4. The local Labour party will clean up the council and make sure money is spent wisely again.”

**Julie Morris**, College Ward Councillor and Liberal Democrat told us: “The need for a new Local Plan is known years in advance and steps should have been taken to make sure our borough had robust local planning policies in place, rather than procrastinate over what was exactly the right time to create a new Local Plan.

Much of the evidence base has needed to be updated and has therefore required the work of professional organisations to do this, resulting in a much greater spend than was originally forecast. There was no alternative but for council to agree to this expenditure. Had Residents Association councillors given the matter greater priority, expenditure would undoubtedly have been less. It’s important to bear in mind too, that the process is far from complete.”

The Residents Association, Conservative Party and Green Party have not responded.

*Related Reports:*

£225,000 to plan the unplanned

The Local Plan to plan The Local Plan

Many others - search “Local Plan”.

## Two Epsom brownfield developments?

26 September 2023



With local controversies about the draft **Local Plan** eyeing up **Green Belt**, **Epsom and Ewell Borough Council** soon decides on two Town proposals. LDRS reports:

Plans for a care home on the site of the former Epsom police station and ambulance station are set for refusal by councillors. The planned building, a 96-bed care in Church Street in Epsom, would be over three to five storeys, but council officers have raised concern about its “overly-domineering” impact on the surrounding area.

A meeting of Epsom and Ewell Borough Council’s planning committee on Thursday (April 20) will make a decision on the application.

The 96 bedrooms in the proposed home would provide nursing, residential and dedicated dementia care, and would have en suite wet rooms.

There are 20 listed buildings in the The Church Street Conservation Area, which wraps around the south and west ends of the site. Officers said the scale, form, design and materials of the plans would cause “cause less than substantial harm” to the nearby listed buildings including Hermitage (Grade II Listed), Ashley Cottages (Grade II Listed) and The Cedars (Grade II\* Listed).

A council report into the care home said the building would “represent an overly domineering and incongruous addition that would fail to integrate with the prevailing character and appearance of the area”.

Concerns were also raised about the future of trees on the site including a cedar and a lime tree during excavation works for the development.

At the same meeting, councillors should make a decision on a plan for 20 homes in a five- and six-storey development on the corner of West Street and Station Approach in the town.

The plans, which would include just two affordable homes and five parking spaces, received 51 letters of objection raising concerns about the impact on the character of the town, and the loss of the existing building.

Officers have recommended the plans be approved, which would include the demolition of the current 1905 building which was originally a corn and coal merchants.

The redevelopment of the former Gillespie’s Bakery building has been objected to by the county council’s highways authority, because of the need to reduce the width of the existing pavement and cycle path.

Under a previous application, the highways authority had not objected to plans, but since then a stronger policy had been adopted to improve travel methods for pedestrians and cyclists, leading to the objection.

Despite the five car parking spaces not meeting the council’s guidelines for parking, an officers’ report said: “The site is in a highly sustainable location with access to a number of public transport modes and the displaced parking can be accommodated in adjacent public car parks and via on street parking.”

The two affordable homes in the plans also fall below the council’s affordable housing recommendations, but a 40 per cent provision would “substantially affect the overall viability of the scheme”, according to council documents.

The meeting will take place on Thursday, April 20 at 7.30pm.

Related reports:

West Street developers climbing down enough?

From custody to caring - new plans for Epsom’s old nick.

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## Surrey County’s Cathedral citadel conserved...

26 September 2023



The “fundamental specialness” of Guildford and its cathedral have been preserved after plans to build 124 homes next to the historic site were refused.

Guildford Borough Council’s planning committee met on Wednesday, March 29, and heard a “really definitive” 25 minute officer’s report that outlined the scheme.

The cathedral, along with developer Vivid Homes, wanted to demolish the existing staff housing and create 124 homes in a mix of flats and housing – 54 of which would be affordable properties – on undeveloped woodland.

The cathedral said it was selling land surrounding its Grade II listed site to create an endowment fund to pay for maintenance costs but during the presentation, the public heard that cash from this sale would only last five years. When combined with a separate sale, planners said, this would only raise 23 per cent of the budgeted maintenance costs.

Top image: The 124 new homes would be built in the area surrounding the cathedral (Image: Grahame Larter)

Officers at the council recommended refusing the plans of a host of reasons including its harm to the the setting of heritage assets, “visual prominence of the apartment blocks” and the impact on the “green collar” forming part of the “landmark silhouette”.

The plans attracted 286 letters of objection raising issues such as over development, a lack of details on a wider masterplan, and harm to the heritage assets.



Indicative Cgi Of Planning Application For Homes Near Guildford Cathedral. (Image: VIVID Homes)

Councillor **Will Salmon** said: “We’ve been looking at it this for a number of years and there’s definitely been some improvements made in the application over those years particularly on issues like sustainability. The percentage of affordable housing is also admirable here. My overall feeling is it would have to be somewhere else.

Fundamentally this is not the location for this scheme. My concern is the scale, the whole setting, it’s the openness and semi-wild spaces that you can really appreciate as part of the community, that’s the green collar that we see from all sorts of distances. That is the sense that I can certainly feel coming from the many representations.

“The parkland provides very special setting with different short and long views of the cathedral and it provides a sense of proportion which is really essential for a building as big as the cathedral and I think a lot of that would be lost with the high density scheme. Overall my feeling is very much that this is a heritage asset that must be protected. I do worry that the over development here would actually risk the fundamental specialness of the cathedral.”

His concerns were echoed by both Cllrs **Chris Blow** and **Angela Gunning** among others as the chamber united almost unanimously in its opposition to the plans.

The only exception was Cllr **Marsha Moseley** who did not speak on the application but abstained from voting.

A spokesperson for the **Friends of Stag Hill** group which has been campaigning against the application, said: “We would like to thank the **Guildford Borough Council** planning officer for her care and attention to what must at times have been a difficult task, and the committee for looking out for the interests of Guildford.

“Friends of Stag Hill will wait to see the cathedral’s reaction to this second refusal, but would hope that the cathedral now pauses and realises the damaging nature of their proposals, both for the cathedral and the community. The community has now been fighting with the cathedral over the development plans for over seven years, and it is time to accept that developing the land is not an appropriate way to raise funds for the cathedral.

“They have put the local community through significant distress over the last 7.5 years.”

The Grade II-listed cathedral was designed by **Sir Edward Maufe** and work began at the site 1936. This was interrupted by the Second World War and eventually finished through a fund-raising campaign.

The cathedral was consecrated on May 17, 1961.

Related reports:

[Will Cathedral repairs threaten Canadian WW1 memorial?](#)

## County resists nimbies against children’s home

26 September 2023



Resident objections to a new children's home and apartments for care leavers have been labelled "petty" as councillors approved the plans.

The former Adult Education Centre in Dene Street, Dorking can now be converted to provide accommodation for young people in the home and in "trainer flats" which bridge the gap before young people move into independent housing.



Plans for new children's home in Dene Street, Dorking. From Design and Access Statement. Credit: SCC

A meeting of Surrey County Council's planning and regulatory committee on Wednesday (March 29) unanimously approved the plans, which will include the construction of a new two-storey building on part of the site. But the meeting also heard that of 48 letters received at the time of the meeting, 24 were objecting to the plans.

Three were in support, citing reasons such as the need for suitable accommodation in Surrey and being glad to see a vacant site used, while 21 letters were commenting on the application.

Councillor **Ernest Mallett** MBE (Residents' Association and Independent, West Molesey) described residents' objections as "petty" when he spoke on the application. He said: "I don't quite know what the population are thinking. They seem to be objecting as if this was some sort of prison for about 100 people. I can't really understand the objections."

Cllr Mallett added that on a site visit he thought the plans were "an excellent use of the building".

The development, which will be owned and run by Surrey County Council, raised concern among residents about rats being displaced and the need for pest control in neighbouring properties, and the authority being "poor at managing children's home".

These, along with concerns about the consultation carried out and the protection of the "well-being and mental health of existing residents" were put under the heading "other" by officers, stating in the report they were not material planning considerations for the application.

An officers' report said: "The majority of objections were concerning the need to protect and enhance the site's nesting swifts."

Officers confirmed ten "swift bricks", which allow birds to nest in them, would be added to the design, while the birds' current access to the roof of the building would be maintained during building work.

Along with the concerns about swifts, residents raised issues including the design being out of keeping with the residential area, worries about anti-social behaviour, noise and disturbance, and smells from "industrialist catering".

Cllr **Catherine Powell** (Farnham Residents, Farnham North), who sits on the council's corporate parenting board, said the new facilities were "absolutely necessary" and that she "100 per cent" supported the application.

She told the meeting: "Clearly the building is in a state of decay and it puts it back into a useful purpose."

Officers confirmed the work would be done in two phases, with the children's home and "no wrong door" facility being built first, followed by changes to the existing building to develop the trainer flats.

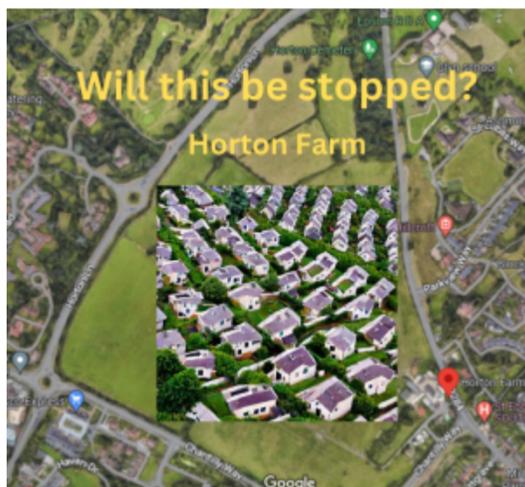
The Children's Home would be for a maximum of four residents and 2 staff, while the "no wrong door" facility, also in the new building, would accommodate two emergency residents and one member of staff.

Top image: Dorking Children's home approved in Dene Street, Dorking. Current view from Google Street View

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## Planning or pantomime? Councillors press pause on Plan.

26 September 2023



Epsom and Ewell council voted to “pause” its controversial Local Plan last night, with one Residents’ Association (RA) councillor leaving the meeting after suggesting it was about “forthcoming elections rather than planning policy”. The length of the “pause” has not been specified.

Local elections are due to take place on 4 May.

Councillor **Alex Coley** (Residents’ Association, Ruxley Ward) told the council: “Considering this motion on its merits, I feel that a more appropriate location might be the Playhouse around Christmas time.” “We seem to be debating the forthcoming elections rather than planning policy”, he added, suggesting that the pause “ultimately changes very little”. Cllr Coley then told the council: “I will leave you now to your debate.”

The motion to pause the Local Plan was put forward by councillor **Eber Kington** (Residents’ Association, Ewell Court Ward) and six other RA councillors. Cllr Kington said that a pause would acknowledge “the strength of public feeling” on the Plan, enable a reassessment of brownfield sites, and provide the opportunity to look at options that do not use Greenbelt land at all. He added: “We have to take notice of what residents are telling us, through whatever means they choose.”

The public consultation on the Draft Local Plan ended on Sunday (19 March) with around 1,500 responses. A petition calling to “Keep Epsom and Ewell Greenbelt” has also reached 10,000 signatures, which is thought to be the greatest response to a petition in the borough’s history.

Campaign group Epsom Greenbelt held a protest to “Welcome Councillors” outside of last night’s meeting, and were calling for “Green not greed”.

Councillor **Bernie Muir** (Conservative, Stamford Ward) said she had “no option” but to vote for the pause, despite believing that “nothing in this motion will actually stop this plan from going ahead in the end”.

The pause was discussed in light of expected changes to government planning legislation, including updated guidance on Greenbelt development and how to calculate housing need.

One part of the motion states: “Under the existing legislation Local Planning Authorities are being required to draft Local Plans on the basis of out of date, 2014, data that does not reflect Epsom and Ewell’s housing need, as shown in more recently available 2018 data.”

Councillor **Peter O’Donovan** (Residents’ Association, Ewell Court Ward) said that pausing was not an option because the government had not given at timeframe for its legislative changes. He added that without an up-to-date Local Plan, there was a danger of inappropriate development, and said: “we need to continue on our current strategy, to protect the borough, to produce a plan that protects our Greenbelt.”

Councillor **Kate Chinn** (Labour, Court Ward) said that there was a huge need for housing in the borough, particularly social and affordable housing, but that there should be no development on the Greenbelt until every other option had been exhausted. She said that Labour councillors would be voting to pause the Plan.

Councillor **Julie Morris** (Liberal Democrats, College Ward) said: “There’s really quite a divide, isn’t there, amongst the ruling group?” She said: “We should have been much more clear about the direction that this document was going in, and that’s the problem you’ve got now - you are now having to do a U-turn because it was all kept secret for quite a long time and the public are not happy, understandably.”

Cllr Morris said that it was difficult to know whether to vote for the motion, especially when it did not include any endpoint for the pause, but said that it was the right thing to do on balance.

Councillor **Steven McCormick** (Residents’ Association, Woodcote Ward) had five minutes to respond to the points raised because, as chair of the Licensing and Planning Policy Committee, he had led the development of the Local Plan. He said that the proposed pause was reliant on the idea that the government would publish changes to planning policy in May, but that some legislation change may not come until 2024.

Cllr McCormick added that the motion to pause the Plan would create “huge uncertainty” and said: “the best thing for protecting the Greenbelt is to progress”. Cllr McCormick voted against the pause.

The council voted to pause the Local Plan by a clear majority, with four councillors ( RA Cllrs Dallen, O’Donovan, McCormick and Nash) voting against the pause and Cllr Williamson abstaining.

The text of the motion is [HERE](#).

See editorial.