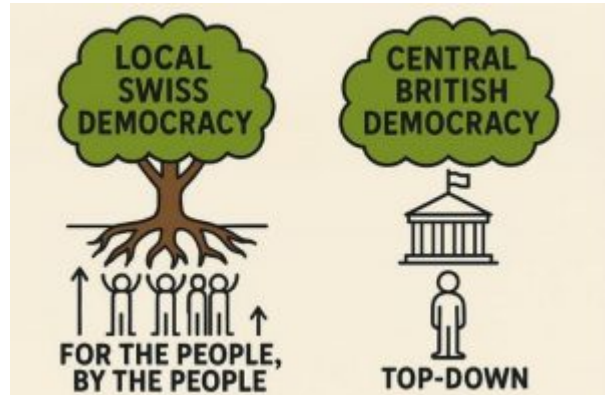


# Top-Down Power, Bottom-Up Pain: How Central Control is Killing Local Communities

19 July 2025



When I was a child growing up in rural Surrey, I could never imagine why anyone wouldn't want to preserve the wondrous landscapes of Britain, only to replace them with concrete and tarmac for roads, houses, and airports. As I've gotten older, this disbelief has only grown stronger.

Take Ashted, for example — a small town not far from where I live. The local council wants to build 270 new homes on green belt land, despite furious local opposition. Even the council themselves are divided on the issue, pushing it through due to fear of top-down reprisal. In nearby Langley Vale Village, there's talk of potentially 110 homes being developed on equally green agricultural land that has been part of the local farming area for generations.

These are just two examples of dozens from my area alone. These plans are unpopular and have sparked fierce backlash and debate in the community. People wonder: Why do we have so little say in decisions that transform our neighbourhoods? Why do we often feel powerless against developers and top-down mandates?

Now, as I did then, I believe that Britain is still (at least for now) a beautiful country. However, my view of our island has matured to balance what I feel we have lost alongside what we've gained.

At 29 years old, many assume my generation is full of pro-modernist, latte-sipping, avocado toast-eating, Netflix-bingeing apathetics who don't value the past and would bulldoze anything if it meant lowering house prices. This stereotype is not just wrong — it's dangerous. Many of us care about more than just house prices; we care about landscape, beauty, nature and history. We want to preserve what was, and we think seriously about what is to come.

Many young people hear the mood of the nation and agree that things are broken. But I don't believe that a centralised, managerial approach with top-down policies is the way to fix this or make the country happier.

A big reason why Brits feel broken is that they have no control over their futures. Stagnant wages, rising living costs, and soaring house prices force many to delay milestones like having children, marriage, or retirement. But I believe the problem runs deeper. This apathy — and misery — comes from a lack of local agency, community, and belonging. Money is necessary, but the soul of a community comes from local decision-making, not cash.

Nowhere is this absence of local control clearer than in the planning system. Central London Starmerites (and many others before them) claim that communities, especially in the Home Counties, are just NIMBYs blocking progress to boost the economy. But it's far more complicated than this.

Today's planning process is little more than a tick-box exercise. Communities are asked for input, then routinely ignored. When a local council rejects a development, it's often overturned on appeal by higher authorities. Councillors face political backlash but have little real power to protect their communities. What looks like democracy is, in practice, centralisation.

This suppression of local democracy breeds apathy and resentment. People feel decisions are imposed on them, not made for them.

So here's an alternative — one I doubt either major national party would support, but let's dream.

In Switzerland, local communities decide their fate through direct democracy, sometimes gathering in town squares to vote on local issues. Local infrastructure, zoning, education, and some taxation are set at the local level. The central government only plays a guiding role in essential services and national taxes.

You might ask: won't richer areas just set tax rates low to outcompete poorer ones, increasing inequality? Two mechanisms prevent this. First, Swiss local tax rates operate within regulated bands, maintaining rough parity. Second, a redistributive model transfers wealth from richer to poorer areas, ensuring local empowerment without worsening inequality.

I would love to see this model brought to Britain. It would shake up the old, sclerotic national parties and restore real power to local people. Local councillors represent diverse parties and interests but are currently toothless. A Swiss-style local democracy would change that.

"But what if they don't build enough houses? What if businesses move to areas with better tax rates?" Then communities will respond accordingly. Challenges would remain, but at least people would be deciding their own trade-offs and paths forward.

Unfortunately, the UK is moving away from local democracy. Surrey provides a stark example. Our 11 boroughs are slated to merge into 2 or 3 "super authorities," with a directly elected mayor gaining sweeping powers over the county. How is this real devolution? It centralises power into a system locals had no say in creating — allowing the government to push

through top-down housing targets, often against local wishes.

In a Swiss or similar system, we'd live in a country truly made for the people, by the people — with agency, dignity, and hope for the future. I believe that Brits are capable of running their own communities, and it is patronising to suggest otherwise.

I wait with bated breath to see the fallout that is yet to come from this government's drive towards centralisation, continuing a tradition in this country that has hollowed out local communities for decades.

I can only hope we the people see the light before it's too late.

**Matthew P. Dunn**

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## Prevention costs less than cures.....

19 July 2025



Opinion by County Councillor **Eber Kington**:

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It goes without saying that, if local councils prevent something untoward happening, that will save the higher costs of repairing the damage caused. Fill in the potholes quickly and damage to vehicles and bigger potholes is prevented. Build the flood defences, and you do not have deal with the physical and emotional costs of lost homes and possessions.

And what applies to tarmac, bricks and riverbanks also applies to our young children and families. Ensure they have a good start, and you avoid the higher costs of intervention and support in later years. That might seem obvious, but I am not sure that **Surrey County Council**, with its responsibilities for children and families really understands that.

Many **Family Centres** were closed by the Conservative administration in 2019 on the basis that SCC would target those most in need. But Family Centres, with its universal provision and encouragement of all to attend, were designed to ensure that families did not fall into need in the first place. A strategy focussing only on those that have already met the threshold for support is neither preventative nor sound.

In this year's Budget, the ruling group decided against even an inflationary increase in budget for the supportive and therapeutic **Short Breaks Services for Children** with SEND and their families. This was despite the Council's own the **Equality Impact Assessment** telling them that:

*"Any reductions in capacity of short breaks services due to either or both inflation linked price increases [or] reduced current levels of investment .....are likely to: reduce positive outcomes for children with disabilities and their families; and increase pressure within families of children with disabilities, which is likely to, in some cases, contribute to family breakdown if this is not mitigated - leading to increased cost for the local authority"*

Short Breaks is a service that makes a real preventative difference, and even a standstill budget is likely have future financial consequences. And SCC continues to fail some of our most challenged young people in another way. Support for them comes, in part, through the development of an EHCP (**Education, Health and Care Plan**) within their school setting. But SCC has a backlog of 937 new applications which, at the current rate of action, will take until March 2024 to clear.

I understand that there are pressures, with more young people in need of an EHCP, and those with the expertise to develop them not readily available. But, all the while there are children whose needs are not being met, the longer-term costs of meeting their educational needs are rising.

SCC has to value and fund preventative services, and **Residents Association** and Independent Councillors are committed to highlighting the removal and reduction of those preventative services when that happens.

However, we are also seeking to work positively with the ruling administration to ensure that Surrey's children and families get the best start in life and that the balance of funding between prevention and cure starts to be more clearly tipped in favour of the former.



County Councillor Eber Kington (RA Ewell Court, Auriol & Cuddington)

Top image: Epsom Family Centre within Pound Lane School.

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## Cllr McCormick's own answers on Local Plan

19 July 2025



Cllr Steven McCormick (RA Woodcote Ward) Chair of Epsom and Ewell Borough Council's Licensing, Planning and Policy Committee writes for the Epsom and Ewell Times to answer many of the questions being asked about the Draft Local Plan. The views are his own and do not necessarily reflect the position of the Council.

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Below are FAQs and items from the Epsom Green Belt group page and other sources.

The responses below are my own view and do not reflect that of EEBC or officers.

### **What is the Greenbelt and why should it be protected?**

The Green Belt of land encircling London has protected by law since 1938 to keep urban sprawl in check, preventing towns from merging together and promoting the recycling of derelict land.

These purposes remain as important as they ever were, but now we know that retaining these areas is also critical in slowing and reducing the impacts of climate change, reducing flooding, reducing air pollution and providing essential habitats for wildlife.

#### **Reply**

Green belt exists throughout the **country** and is a barrier to prevent urban sprawl in planning terms.

#### **▪ Isn't it prohibited to build on Greenbelt Land?**

Other than for very limited uses, Greenbelt Land is protected by law from development. It isn't permitted to build housing on Greenbelt Land except in 'Exceptional Circumstances'.

#### **Reply**

It has heavy protections but very special circumstances must be shown before development can be approved. In our draft local plan we do not have enough housing supply with brownfield or urban developments and have had to consider including green belt sites.

An alternative is to build higher and denser in our brownfield/urban sites. This has a downside of likely very tall buildings and a reduction in affordable housing delivery.

### **Is there any Greenbelt Land that it is OK to build on?**

Some land in the Greenbelt has buildings on already, or has sites where buildings used to be. This is called 'Previously Developed Land within the Green Belt'. Without considerable remedial work, this land doesn't support much wildlife and is suitable for development.

#### **▪ Are there exceptional circumstances that require building on the Greenbelt now?**

No. The Borough can continue to meet the historical trend of growth in housing need (225 homes / year) through development of Brownfield sites only.

Every year Epsom & Ewell Borough Council, as with all other Councils nationwide, have a housebuilding target. As with many other Councils, the target has not been met each year. Whilst it would be difficult (but not impossible) to meet a 576 house target each year, this is a normal situation both in Epsom & Ewell and across the country. It is not exceptional.

The Draft Local Plan states that this **is** exceptional to justify their plans to build on the Greenbelt.

#### **Reply**

The historical trend is not what local plans are driven to achieve by central government. The start point is based on the standard method, which our draft local plan achieves 52% of that need.

Yes there is a consultation on various aspects of the NPPF but at this point in time our target remains based on the 2014 ONS data. As is shown by the recent response from the planning inspector to MVDC it is not current policy, it is

consultation and we have to progress on what we have in front of us and that which is currently law.

Furthermore each year a council doesn't meet its housing delivery target they have to justify to central government the reasons for this and the plans to address this. The council runs a risk of being designated which means we lose our local planning control and a central government inspector takes over.

Exceptional circumstances are shown via an evidence based approach to a draft local plan. This is what we have done. The end goal is to get a new local plan adopted and to do that it has to stand up to scrutiny and challenge.

▪ **Were Clarendon Park, Livingstone Park, and Manor Park built in the Greenbelt, and if so, what's different about these proposals?**

All these estates were built on the sites of the old cluster of hospitals. These were Previously Developed sites within the Greenbelt, therefore developing these sites did not have a detrimental impact on environment and wildlife.

**Reply**

These were sites in the green belt. They had to prove the previously developed land situation to show very special circumstances existed to develop in the green belt.

Further evidence was provided to support the development in the green belt of these sites.

▪ **There's an area of Greenbelt on the Local Plan map that isn't on the Priority Development list of 9 sites, does this mean it is safe from development?**

No. All sites bordered in green on the map have been put forward for potential development. If the Council includes any Greenbelt sites on the Priority list, all other Greenbelt sites are at risk of future development.

Any site may be included in a future iteration of the current Local Plan, could be included by the Planning Inspector in the course of their review of the current Local Plan, or could be included in future Local Plans.

**Reply**

As part of the process a **call for sites** was made which is a requirement of the local plan process. All sites put forward by landowners and developers have to be evaluated for viability and whether they can deliver housing.

Some sites are more deliverable than others.

Some sites are not viable I.e the development costs would be too much.

Some sites proposals may be amended to make them viable or deliverable.

The next stage of consultation, regulation 19, March 2024 will see a more detailed draft local plan put forward for a further six week public consultation.

Additional sites may come forward between now and then.

▪ **Does the Draft Local Plan meet the need to supply affordable housing for lower paid workers and the homeless?**

No. Although the plan discusses building 40% 'affordable housing' on Greenbelt land and 30% on Brownfield land, this housing may not actually be affordable to those in need.

The definition of 'Affordable Housing' in the National Planning Policy Framework is houses sold at a 20% discount to their market value. In Epsom, the average property sold over the last 12 months was £630k, to an average property sold as 'Affordable Housing' would cost about £510k. This is well out of reach of most people in need of housing in the Borough.

**Reply**

The Housing and Economic Delivery Needs Assessment (HEDNA) describes the requirement for affordable units across the plan period. The number is circa 670 per year. To start describing cost of housing in the way above is misleading.

There are other options, First Home scheme, social rent scheme, shared ownership schemes to help residents get a home.

Over the last 2 years the borough provided 12 affordable units.

The borough spent approximately £1.5m on overnight homeless accommodation for our residents. This is not sustainable.

This needs to change.

The draft local plan is seeking to deliver 30% affordable from brownfield and 40% from green field developments.

▪ **Is it permissible to submit a Local Plan which doesn't meet the full housing need calculated under the government's 'Standard Method', and can it be approved?**

Yes. Many other boroughs have done so or are planning to do so such as Mole Valley, Elmbridge, with Worthing Council recently got its Local Plan approved by Inspector with only meeting 25% of its target.

**Reply**

MVDC have had a response from the planning inspector to make progress.

Submitting a plan with numbers significantly below the target will likely yield the plan being found unsound, thrown out, forced to re-do or the planning inspector does it for us.

Epsom has a number of 5400 of 10,368, 52% of the target.

- **I've been told that Mole Valley had their request to remove Greenbelt from their Local Plan rejected by the Planning Inspector, is this true, and if so how does it affect the Epsom & Ewell Local Plan?**

Mole Valley is in the difficult position of having originally submitted a Local Plan to the planning Inspector which included developing Greenbelt. A number of Councillors were voted out of office as a result and the new Councillors are trying retrospectively to amend the submission. There appear to be significant hurdles to doing this.

Despite that, the Inspector has offered to pause the examination to give time for new Government legislation to be issued (see FAQ 10, below) which may support their case for a change to the submitted plan. It looks like Mole Valley has been offered a lifeline for their challenge.

The implications for Epsom & Ewell are:

- a. It is better to exclude Greenbelt from the initial Local Plan submission to the Planning Inspector than to try to change the submission later.
- b. The Planning Inspector recognises the likelihood that changes to the National Planning Policy Framework will strengthen the case for excluding Greenbelt from development.

There is no reason to push ahead with a flawed plan that destroys precious Greenbelt.

#### **Reply -**

The planning inspector responded to the request stating -

*She wishes to make it clear that there has not been a change in Government policy. Rather, the Government is currently consulting on a draft NPPF. Until Government policy is changed (expected in Spring 2023), the Inspector will continue to examine the submitted Plan against current Government policy, contained in the NPPF 2021. She therefore cannot recommend MMs predicated on draft Government policy that may or may not come into effect in its draft form.*

The full document can be found here - <https://futuremolevalley.org/wp-content/uploads/2023/02/ED57-Inspectors-Note-23-Reply-to-Councils-Note-31-on-Removing-Green-Belt-Sites-from-the-Local-Plan.pdf>

- **I heard that the Government is going to abolish the mandatory housing target and no longer require Local Authorities to review Green Belt for housing. Is this true?**

Yes, The National Planning Policy Framework specifically states that, with suitable justifications (such as protecting Greenbelt), the full housing target need not be met.

The government intends to implement many of its proposed policy changes by May 2023.

Policy changes include a change to emphasise that the standard method for calculating housing need is "advisory", removal of the requirement for councils to continually demonstrate a five-year housing land supply, and new lines that stress councils are not required to revise Green Belt boundaries or build at densities out of character even if they are set to miss their house building targets.

Emerging policies do carry substantial weight in planning decisions, therefore at least 20 Councils have already withdrawn or paused their Local Plan process, citing the upcoming policy changes. Therefore it is entirely up to EEBC if they would want to be against Central Government policy and continue pushing for large housing development on Green Belt.

#### **Reply**

The government has said they are going to consult on possibly changing the housing number calculations. Until they do and change the law and related policies we have to proceed under the current requirements.

MVDC has had a response from their planning inspector saying exactly that.

Until the regulations, policy and law changes we have to use what is currently in place.

- **The roads into Epsom are already overcrowded, particularly at peak times. What are the plans to address the additional traffic from all the new housing?**

According to the 2011 census, there is an average of over 1.5 cars per household in Surrey. That equates to 2,300 new cars from proposed building on the Greenbelt Horton Farm alone.

There are no obvious ways to build new roads or expand existing ones.

No infrastructure plans have been put forward to show how this increased traffic will be managed. Expect long queues!

#### **Reply**

Infrastructure is a consideration once the high level draft local plan has been published. The council works with infrastructure delivery partners after regulation 18 to determine what new additional infrastructure may be required and needed to support the proposals.

Infrastructure Delivery Partners rarely come to the table before a draft local plan is published.

- **It is difficult to get my child into primary school / secondary school as there aren't enough places. If the proposed houses are built, will I still get a school place for my children?**

Local primary and secondary schools are either full or near to capacity.

No plans have been put forward for building new schools or expanding existing ones. No land has been allocated for this either. There is no guarantee of a school place and no priority for existing residents.

**Reply**

Similar to the roads section above.

- **I see there are plans to build new sites for Gypsies / Travellers. How many will there be and where will these be located?**

Regulations require Borough Councils to provide for the Traveller community. The Council has proposed putting 10 traveller sites on the Greenbelt Horton Farm site.

No explanation has been provided for why they are proposed to be located in a single area or on a Greenbelt site.

**Reply**

Further detail will be provided in the next stage of the draft local plan. Comments from the consultation will be considered, the next stage of how these sites maybe implemented will be further detailed.

- **Why is the housing target so high?**

The short answer is that it doesn't need to be.

Here's some maths to show why...

The actual population growth of the Borough over the last 10 years has been 5,798, an average of 580 people/year (Source: Draft Local Plan para 1.39).

There are 2.58 people in an average household in the Borough (Source: Draft Local Plan para 1.39).

If growth continues at this rate, there would be a need for 225 new homes to be built each year.

The target included in the Draft Local Plan is for 576 new houses per year. This is based on a 'Standard Method' (Source: [Housing and economic needs assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/292422/Housing_and_economic_needs_assessment_-_GOV.UK.pdf)) which uses a household growth projection from 2014 as a starting point.

The more up-to-date 2018 household growth projection is considerably lower than the 2014 projections, reflecting more recent real growth figures.

This is then increased by 40%, based on the current high cost of housing in the Borough, to give an even higher housebuilding target than the inflated 2014 based figure.

As a result, the quoted housing target is more than 2.5x the need based on the historic population growth in the Borough.

**Reply**

The housing target is set by central government via the standard method using 2014 ONS data.

Even with with the standard method number our draft local plan is currently showing a 52% delivery of housing supply. 5400 vs target of 10,368.

- **There seem to be lots of sites within Epsom's urban area that are vacant, run down or underutilised, could these be developed for housing instead of the Greenbelt?**

Yes.

Some of these sites have already been earmarked by the Council for development, but many haven't.

The National Planning Policy Framework (which contains mandatory guidance for preparing the Local Plan) para 141 states that before concluding 'exceptional circumstances' exist for developing on Greenbelt, the strategy must:

- a) make as much use as possible of suitable brownfield sites and underutilised land; and
- b) optimise the density of development... including... a significant uplift in minimum density standards in town and city centres and other locations well served by public transport.'

There are lots of sites across Epsom town / urban areas which are not being put forward for use in the Local Plan or appear to be underutilised (for instance the Council's proposals for the town hall site don't meet the minimum density requirements they set in policy S3).

**Reply**

The Epsom Town Masterplan is due to complete at the end of March and will input into the next stage of the draft local plan. The site area will be reviewed, optimised with options coming forward to members for a steer/view.

- **Does the Borough have to build houses on Greenbelt Land to meet the housing target?**

No. In fact it is only permitted to build on Greenbelt in 'Exceptional Circumstances'.

The National Planning Policy Framework specifically states that housing targets need not be met if it would require building on the Greenbelt (para 11 note 7).

**Reply**

Similar to an item above. If we are unable to deliver all our housing from brownfield or urban sites we have to consider

green belt. Some green belt sites have been put forward during the call for sites which have been evaluated. A small number of these are considered viable at this point and could deliver housing.

▪ **The Ashley Centre Local Plan display states that development will be ‘Located away from areas of flood risk’. How has Horton Farm been selected for development as it regularly gets flooded?**

‘Horton’ roughly translates from Old English to ‘muddy farm’. Both the Environment Agency flood maps and Epsom & Ewell Borough Council’s own 2018 Flood Risk Assessment show that Horton Farm is at high risk of flooding from surface water (because there is clay just below the surface) and in practice it is often flooded. A ‘Critical Drainage Area’ runs through the site.

The Draft Local Plan appears to ignore the flood risk assessment and only considers flooding from rivers.

If the Greenbelt Horton Farm is built on, there is a significant risk that it will result in increased flooding into West Ewell and Ewell Court.

Source: Epsom & Ewell Borough Council Strategic Flood Risk Assessment 2018, Figure 108. Brown areas are in the highest category of flood risk.

**Reply**

The Ashley Centre Local Plan, read the display boards showing key items of the draft local plan in the Ashley Centre.

Any site being put forward would still need to submit a full and thorough planning application which may include flood risk evaluation and mitigation.

The draft local plan does not get into that level of detail so the statement that it *ignores* the flood risk assessment is misleading at best.

▪ **I’m told the Council has spent £1m on preparing this plan. Would it be expensive to change direction now?**

The money that has been spent is largely on reports that were required to be prepared whatever direction the plan went in.

The earlier changes are made to protect the Greenbelt, the cheaper it is to make those changes.

**Reply**

All funds spent on the local plan have been shown in LPPC and S&R committees.

Yes there are consultants involved to prepare reports and evidence as we don’t have that skillset; this is not unusual and many other boroughs adopt the same approach.

It has to be understood that there is a large body of evidence behind the local plan. Adding or removing sites from the spatial strategy itself has a knock on of recreating that evidence.

The decision point on changes to the spatial strategy and which sites are in or out has no relevance on cost. The work still needs to be done, the evidence still needs to be created.

If the plan is paused then the evidence base may need to be re-worked depending on the length of pause.

▪ **How will developing the Greenbelt land affect wildlife?**

The Greenbelt land is a vital habitat, providing food and shelter for hundreds of species of mammals, birds, amphibians and insects as well as native trees and flowers.

As an example, Horton Farm supports roe deer, bats, greater spotted and green woodpeckers, sparrowhawks, house sparrows, stag beetles, song thrushes, hedgehogs, common toads, and other priority species.

**Reply**

Any planning application coming forward would have to consider the environmental impact. The updated policies coming forward in our draft local plan are up to date and current on once adopted would help structure applications coming forward.

What follow are questions I was asked at the Bourne Hall and Ashley Centre drop in sessions.

Q: Why aren’t residents at and around the proposed sites being communicated with? In the same way as when a planning application is lodged, impacted households get informed.

A: The planning application approach typically has limited effectiveness and a broad communications approach to all borough residents was selected.

Q: Residents only just heard about this because of the Ashley Centre display boards.

A: This was the goal of the boards in the Ashley Centre factored with social media, Borough Insight, Libraries and other outlets.

Q: Is this the only chance we have to input?

A: It is stage 2 of a 7-stage process. This is the first consultation piece.

Q: Infrastructure. Where is it in the plan(s)?

A: At this stage infrastructure delivery partners rarely come to the discussion table at such an early stage. This is part of

the motivation to get our draft local plan published to kick start those discussions. There are sections in the draft local plan document on infrastructure but they are high-level at this stage.

Q: Why are we putting the green belt forward?

A: Based on the brownfield and urban sites that have come forward via the call for sites we are very short of our housing number target/start point of 10,000+ We either intensify our brownfield and urban sites by building higher or we consider green belt sites that have come forward.

Q: Why are only 90 homes in the Town Hall allocation?

A: The Epsom Town Masterplan is due to complete in March and will inform the draft local plan into Regulation 19. It is expected this number would increase significantly especially given the steer from council to move to 70 East Street.

Q: Where does it stop? After this local plan do we get asked for more housing by the government?

A: A very good question, at this point based on what we know, come 2040 we may be challenged again to deliver more housing.

Q: Mole Valley has paused and removed all its green belt. Why can't we do the same?

A: In theory we can however Mole Valley are at a very different stage. Pausing at this point would be to wait and see what the outcome of the consultation, mainly on housing numbers. Our draft local plan currently proposes to deliver 52% of the housing number. Any update on housing numbers would only be beneficial to us if that number came down significantly. In the meantime we need to progress.

The planning inspector has just replied and told MVDC that they can't remove green belt via the major modifications method and that a pause is possible but they should consider not protracting the examination.

Q: As these sites are in the draft local plan is that it?

A: No, the process flows through to Stage 7 and even then a planning application is still required.

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## Local Parking (enforcement) Wars

19 July 2025



An opinion piece from **Cllr Eber Kington**: This week SCC announced a seven-year contract worth £96.5 million, with private company Marston Holdings Ltd, for parking and traffic enforcement. In April, SCC will be centralising parking enforcement, a service which currently is managed by Surrey's Borough and District on behalf of the County.

Image: Cllr Eber Kington on patrol

The accompanying comments to the announcement, made by the Kevin Deanus, Cabinet member for Highways and Community Resilience, promise much. But residents need to be aware, SCC does not have a great track record when it comes to taking back decision making and centralising services previously provided by the Borough Council on behalf of the County.

When SCC took back the maintenance of highway verge trees the policy became one of no maintenance unless a tree is diseased, dying or dead. And no longer will SCC automatically replace a tree lost to our urban streets. Instead, our residents have to pay £25 just to get a location looked at. £25 which is not refundable and, as often is the case, ends with the site being declared as unsuitable for a tree.

In April, SCC is also taking back the cutting of verges. The 6 to 8 seasonal cuts by the Borough Council, recognising seasonal weather conditions, will be reduced to a standard county-wide cut of 4. Hardly an upgrade on what has gone before. And will SCC be pro-actively managing overhanging branches in our urban alleyways? My concern is that SCC does not even realise it's a job to be done.

And the abolition of Local Committees and centralisation of highway decisions. Now residents have no public meeting to ask questions of Highway Officers, petitions are determined at SCC's HQ in Reigate by council officials or a SCC Cabinet Member, and road safety schemes are decided by a Cabinet Member rather than local County Councillors.

So, what will this £96.5 million contract mean? Kevin Deanus, Cabinet member for Highways and Community Resilience, said: “The new contract will mean that Surrey County Council can more directly and consistently manage on street parking enforcement across the county, helping to tackle inconsiderate parking and make parking restrictions more effective.”

We all want safe and considerate parking, and there has to be a penalty for those who do neither. But that £96.5 million contract has to be paid for somehow. Will we see parking meters introduced where currently there are 1 hour or 2 hour waiting limits? Will additional yellow lines, designed to push drivers into paid for parking spaces, be introduced. Will the new system be flexible enough to ensure that our local primary schools are visited regularly to manage dangerous parking and idling cars? And will Residents Parking Zone Permit charges go up once again.

Personally, I’m not sure that SCC’s desire for consistency and effectiveness in parking enforcement also equates to fairness in delivery and a recognition of local needs, and it won’t be just another way to make our residents pay.

### **County Councillor Eber Kington**

Eber Kington is a former Mayor of Epsom and Ewell. He represents the Epsom and Ewell Borough Council Ward of Ewell Court Ward and on the County Council of Surrey he serves the ward of Ewell Court, Auriol & Cuddington.

Related stories from Epsom and Ewell Times:

[Private Public Parking Penalisers](#)

[A Greener Future in Partial Sight As Verges To Be Left Unmown](#)

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## **Local Planning Matters**

19 July 2025



Tim Murphy’s opinion piece on Epsom and Ewell’s Local Plan. An up-to-date Local Plan is a necessity. It indicates to those proposing new developments or conversions to properties just what they are allowed or not allowed to do. It is also the yardstick by which locally elected councillors assess whether a particular planning application should be permitted.

The current Epsom and Ewell Local Plan was approved as long ago as 2007. It does not meet the requirements of the most recent planning legislation. In particular, it is failing to deliver the type of housing that is needed locally – affordable and in close proximity to a range of retail and social facilities and public transport. By contrast, the current Plan has been very largely successful in protecting the Borough’s much valued Green Belt from inappropriate development. Two reports commissioned by the Council have confirmed that our Green Belt is performing as it should against the five criteria set out in planning legislation.

A new draft Local Plan is very likely to be discussed by the Council’s Licensing and Planning Policy Committee on 21 st November. The preparation of the Plan has been overshadowed by a quite unrealistic housing target of nearly seven hundred new homes to be provided every year in the Borough.

Where does this target come from? It is set by central government and is based on outdated projections about how fast our number of households will grow in the future. Astonishingly, the number is so high because it incorporates what is known as an ‘affordability’ uplift – because house prices locally are so high, it is assumed these will fall markedly as more houses are built. There is no evidence that this is how our housing market operates.

Our councillors have a choice to make. They can try to meet most, and maybe all, of the centrally-determined housing target. The Borough has only limited built-up areas that would lend themselves to redevelopment for housing so, inevitably, extensive areas of our Green Belt would be sacrificed. Judging by the type of housing that has been approved over the past few years in the Borough on what are called greenfield sites, it is unlikely that the homes that are provided will meet local needs.

What guarantees will be in place to ensure that such significant increases in population will be matched by more educational and medical facilities and better transport provision? Alternatively, as in neighbouring Elmbridge, our councillors could decide not to meet the housing target but rather prioritise the provision of those types and sizes of housing most needed locally, including affordable homes, on existing built-up areas so that no valuable Green Belt need

be lost.

The comprehensive redevelopment of existing commercial estates to incorporate a significant element of new housing should be a component of this way forward. Excellent design standards will be essential. Recent statements by our new Prime Minister and the Secretary of State for Communities, Michael Gove, support this approach.

What will our councillors decide?

Tim Murphy

Tim Murphy has worked as a Chartered Town Planner in local government in London, and as an environmental specialist both with WS Atkins and Partners, the Epsom-based engineering consultants, and the European Bank for Reconstruction and Development (EBRD) where he was responsible for examining the environmental and social impacts of the EBRD's investments in Eastern Europe. Since retiring, Tim chaired the Surrey Branch of the Campaign to Protect Rural England (CPRE) for several years, and he is currently Chair of CPRE's South East Region and heads up CPRE's Epsom and Ewell local group, campaigning to protect the local Green Belt and other open areas.

If you have views and opinions on "Local Plan Matters" - do write to us [admin@epsomandewelltimes.com](mailto:admin@epsomandewelltimes.com)