



## Big housing development coming to Guildford

17 September 2025



Guildford could soon see one of its biggest housing developments in decades, with fresh plans submitted to build up to 1,800 new homes at Gosden Hill.

Developers Martin Grant Homes want to transform farmland off the A3 into a new neighbourhood complete with schools, shops, sports pitches, and even a Park and Ride.

The outline applications sets out a long-term vision for the site, which would include:

- Up to 1,800 homes, including 40 per cent affordable housing
- Six Gypsy and Traveller pitches
- A new local centre with shops, health and community facilities
- Land for both a primary school and secondary school
- Around 10,000sqm of employment floorspace
- A 250-space Park and Ride near the A3
- Large areas of green space, including allotments, play areas, and a new woodland walking route

Developers say the project would create a "gateway for Guildford" for drivers coming off the A3. The site, covering more than 130 hectares of farmland and woodland, sits between Burpham and the A3. If approved, the first phase 150 homes would be built with access from Merrow Lane.

The bulk of the site will be housing in a mix of family homes, apartments and some specialist accommodation. Planning documents detail the homes will be built in phases including a mixture of sizes from smaller flats to larger family homes, around 720 affordable homes, space for self-build plots and some elderly care housing.

Most of the higher density housing, like apartment blocks, would sit around the centre and the main street of the new community, while the rest of the site would focus on family housing with gardens.

Not everyone will welcome the idea of more traffic but the scheme includes a new A3 junction, cycle paths, and upgraded bus services to ease the pressure on local roads.

About 34 hectares of open space is planned including a big new woodland walking area at Cotts and Frithy's Wood. Developers say overhead power lines will be buried underground and much of the existing woodland kept to help the site blend in with the landscape.

Guildford Borough Council cannot currently meet government housing supply targets so the developers argue the project should be green-lit to help tackle the housing shortage.

If given the green light, Gosden Hill would become home to thousands of people, with the developer promising it will be a "healthy, happy and sociable" place to live.

Only eight people have objected to the scheme so far with the majority of comments slamming the construction traffic plan as "wholly inadequate" for the road and likely to cause "intolerable disruption".

Emily Dalton LDRS

Outline of the proposed development on Gosden Hill Farm. (Credit: Guildford Borough Council/ Martin Grant Homes)

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## Big improvements required of Epsom care home

17 September 2025



An Epsom care home has been told it needs to make big improvements after inspectors found residents were being left to lead "very isolated lives."

Fir Trees House, a residential home in Epsom for up to seven adults with learning disabilities, was inspected between October 2024 and July this year following concerns about the quality of care and facilities. At the time of the assessment, only four people were living there - most with long-term mental health conditions and several being assessed for autism.

The Care Quality Commission (CQC) said the home was "not always safe" and "not well-led," warning that some residents were at risk of harm. Inspectors branded the care homes as 'requiring improvement' in key areas.

Inspectors said the service "wasn't always meeting" standards set out under national guidance on supporting people with learning disabilities and autism. In particular, they found staff often focused on tasks rather than encouraging residents to live more fulfilled, independent lives.

One resident told inspectors they were happy at the home, but others described their care as "unsympathetic" and even disrespectful. One person told inspectors: "They went on to recall their first day at the service, saying, "Staff laughed at me as I tried to get up the stairs, I felt very unwell. I had to rest on the stairs, I thought I was going to lose consciousness, my head was spinning and they were laughing."

The CQC also criticised the service for failing to learn from mistakes. In one case, a resident was moved out after a court ruled they weren't getting the support they needed. But no managers investigated what went wrong.



The report highlighted a lack of staff at night, meaning people's safety could not be guaranteed in an emergency. Staff also admitted they weren't sure which outside organisations they should contact if they had safeguarding concerns.

On top of that, the report said residents were not being encouraged to eat meals together, socialise, or take part in the local community - leaving them at risk of isolation.

However, inspectors did note some positives. Medication was managed safely, refurbishment work had started - including installing a stair lift - and staff spoke positively about the management team.

Inspectors said the home itself needed work. Kitchens and bathrooms were not always clean, and some areas were in poor condition. Since then, refurbishments have begun, with new flooring, a wet room and plans for a stair lift to help people with mobility needs.

The Care Quality Commission said Fir Trees House remained in breach of legal rules around person-centred care and governance.

Fir Trees House has been approached for comment.

283 Fir Tree Road, Epsom, Surrey. (Credit: Google Street View)

## Epsom's Milly to share spotlight with West End star Kerry Ellis

17 September 2025



Local talent will step into the limelight at the Epsom Playhouse this Thursday, when Stagecoach Epsom student **Milly Playle** performs alongside one of Britain's most celebrated West End stars, **Kerry Ellis**, in the opening concert of Ellis's new UK tour.

Milly, who has already appeared in the West End production of *Joseph and the Amazing Technicolor Dreamcoat* and featured in several television commercials, was selected from hundreds of young hopefuls to join Ellis on stage. She has trained for years at Stagecoach Epsom in singing, dancing and acting, building the skills that have brought her to this special opportunity.

Adding a further Epsom connection, both Stagecoach Principal **Rachel** and Milly's mother, **Emma**, trained at Laine Theatre Arts - the same renowned performing arts college attended by Ellis before her career took flight.

Ellis is a household name in British theatre. She made her West End debut in *My Fair Lady* before achieving international fame as the original British lead in *Wicked*, playing Elphaba both in London and on Broadway. She has starred in *We Will Rock You*, *Oliver!*, *Les Misérables* and *Cats*, and is a long-time collaborator of Queen guitarist **Brian May**, with whom she has toured worldwide. Her acclaimed solo albums and sell-out concert tours have cemented her reputation as one of the UK's leading musical theatre performers.

The Playhouse concert is being staged by **Perform Ready Events**, which creates unique performance opportunities for young people across the country. At every stop on Ellis's tour, a young performer will share the stage - and for the first night, it is Epsom's very own Milly.

Rachel, Principal of Stagecoach Epsom, said:

"We are so proud of Milly and thrilled that she'll be representing Stagecoach Epsom on stage with such an incredible performer. It's a wonderful opportunity not only for her, but also for our community to celebrate local young talent."

## Epsom library opening to register births and deaths

17 September 2025



Surrey's Registration & Nationality Service has been undergoing changes over the past year with the aim of providing an improved experience for residents at important life moments. Dated and non-energy efficient buildings have undergone a makeover, and the council is increasing the number of locations where people can register births and deaths, all to make the service more accessible, modern and fit for the future.

Denise Turner-Stewart, Deputy Leader and Cabinet Member for Customer and Communities, said:

"We are committed to ensuring that our Registration Services are accessible, sustainable, and reflective of the needs of our communities.

"The improvements at Rylston in Weybridge and the expansion of services into our modern Library Hubs demonstrate our ambition to deliver high-quality, convenient services for residents across Surrey.

"These changes are part of our wider vision to modernise council services and create ceremony venues that are fit for purpose and truly special. We want every couple, every family, and every individual marking a significant life event to feel that they are in a space that reflects the importance of the moment.

"Whether it's welcoming a new life, registering the death of a loved one, or celebrating a union in marriage or civil partnership, our venues are designed to provide a warm, friendly, and memorable setting for these cherished occasions."

### Rylston, Weybridge reopens

Refurbishment works are now complete at Rylston Register Office. These were undertaken to preserve its future as a premium ceremonies venue in Weybridge. The whole building has benefitted from new carbon-efficient heating systems and windows and newly decorated ceremony rooms, ensuring it is a sustainable ceremonies venue for the county in the long term.

The redecoration works complement the historic building's elegant style, enabling couples to exchange their vows in a classic and beautiful space.

### More locations to register births and deaths

Epsom Library Hub and the new flagship Library Hub at Staines-upon-Thames now offer additional locations in Surrey to register births and deaths. Both library hubs have undergone major refurbishment offering multi-functional spaces in the heart of communities. Registrations are now part of that, helping to bring together complementary services all under one roof.

By October 2026, it is expected that Guildford Library will also be offering a registrations service for births and deaths, making sure residents can access key services in places and locations that are convenient to them.



## Ceremonies in Guildford

To provide better value and more efficient services for residents, the council is moving towards the use of modern, efficient, multi-purpose buildings that allow multiple services to operate from a single location.

Guildford Register Office, also known as Artington House, does not meet the criteria to support this approach. It is a building which is not carbon efficient and where the ongoing costs of maintenance and necessary upgrades have significantly increased.

Following careful consideration, the decision has been made to vacate and sell Artington House. Bookings for ceremonies at this location will continue to be taken up until 31 October 2026. It is expected there will be alternative local provision in place for the registration of births and deaths at Guildford Library from October 2026. Customers will still be able to book appointments online as usual.

Surrey is home to over 100 licensed ceremony venues across the county where couples can marry or form a civil partnership. This includes two council register offices in Weybridge and Leatherhead, each offering a range of different ceremony options. Other council venues are also being considered for ceremony use to increase the offer available for residents.

### Further information

Frequently Asked Questions about the closure of Artington House can be found here: [Guildford Register Office as a ceremony venue - Surrey County Council](#)

A full list of registration services can be found here: [Birth, death and ceremonies - Surrey County Council](#)

Surrey County Council

Image: Epsom Library

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## Surrey Police HQ development dogged by flood risks

17 September 2025



Plans to redevelop Surrey Police's Mount Browne headquarters in Guildford — including a new dog training school — have been green-lit for a second time despite fresh flood risk modelling showing "pockets of high surface water flooding" across the site.

Guildford Borough Council's Planning Committee approved the scheme in November 2024, but since then national planning rules have changed and the Environment Agency has issued new flood maps.

As a result, Surrey Police and the council agreed to bring the scheme back to committee.

The updated modelling shows parts of the site, including the former bowling green earmarked for the new dog school, face a high risk of surface water flooding.

Councillors raised concerns about what that actually means in practice at another planning committee meeting on September 9.

"On one hand we say there's a high risk of flooding — and then we say the infrastructure will support that regardless," Cllr Stephen Hives said. "So I'm a bit confused: is there a danger to welfare or not?"

Planning officers insisted the scheme still passes the required "sequential test" — which means no safer, alternative sites are reasonably available — and that the approved drainage strategy will prevent increased flood risk.

"In practical terms it will make no difference to this development," an officer told the committee. "The drainage strategy already approved is sufficient even with the updated flood risk."

The development does not fall within the newly created "Grey Belt" category introduced in the revised National Planning Policy Framework (NPPF), but it was judged to still harm the Surrey Hills National Landscape.

With no new highways flooding issues identified and no change to the approved drainage plan, officers confirmed the project remains compliant with planning rules. Plans to redevelop the police HQ and build a new access road was unanimously approved.

Mount Browne has been the headquarters of Surrey Police for more than 70 years. The current campus contains a large number of buildings which have been constructed mainly on a piecemeal basis and are judged no longer fit for purpose.

Emily Dalton

Proposed Redevelopment of Mount Browne, Surrey Police's HQ. (Credit: Surrey Police)

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## Surrey County Council flags up the flag issue

17 September 2025



Surrey County Council has set the record straight about whether residents can hang flags from lampposts.

In a statement shared with councillors and online, the authority said: "We recognise the importance of the Union flag and flag of St George as symbols of national pride, and we proudly fly the Union flag from our council headquarters in Reigate."

But the county council reminded people that anything fixed to a lamppost or painted on roads needs official permission first.



Without it, the council warns, flags and other attachments can pose safety risks for drivers and pedestrians. Unauthorised flags or paint markings will be removed during routine inspections.

Waverley Borough Council leader and Godalming county councillor Paul Follows, who shared the council's advice online, said residents should also be mindful about putting flags on property they don't own. "Please don't be surprised if it's taken down or reported by the owner," he said.

He added that removing graffiti or markings from public spaces costs money that ultimately comes out of taxpayers' pockets. "You can of course always fly a flag from your own property if you want to," he said.

Anyone keen to display a flag on public land is encouraged to apply for permission first. Details of how to do so are available on the Surrey County Council website.

Emily Dalton

Image: Union Jack flags on Ruxley Lane lampposts

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## Surrey Police tax set to rise

17 September 2025



Council tax bills could keep climbing despite warnings residents could be getting less bang for their buck. Surrey's Police and Crime Commissioner has insisted she "will not ask the public to be less safe" as she defended plans to raise council tax for policing.

At a Police and Crime Panel meeting last week (September 4), PCC Lisa Townsend explained the decisions on the annual precept rise were driven by the Chief Constable's assessment of what the force needs to keep the country safe.

"It's not me plucking a figure out of thin air," she told councillors. For Ms Townsend, the choice is clear: "Surrey Police are cutting their cloth, but what I am not prepared to do is ask the public to be less safe."

Surrey Police must find £14.8m savings by 2029 with pay (which makes up 80 per cent of its spending) ramping up costs, a report states. Each 1 per cent pay rise for police officers adds £2.4m to the budget, equivalent to £4.80 on the average council tax bill.

The report revealed: "Whilst the force is making every effort to not impact services as a result of savings required, there is a risk that this will not be possible".

Ms Townsend's comments came after councillors questioned whether constant tax rises could be justified when Surrey Police must still deliver sweeping budget cuts to balance its budget.

Cllr Richard Wilson challenged: "At some point Surrey Police has to cut its cloth. You can't keep asking the public for more and more money when it's a regressive tax." He asked the PCC to "give the public a break" from the ever-increasing tax bills.

But finance officers warned that the ability to make further cuts "become more difficult every year" despite efforts to standardise IT systems, renegotiate contracts and improve procurement. They warned if Surrey Police do not increase the precept in a particular year then it has "missed that chance" in every following year to raise funds for the Force.

Although the Government has promised to fund some police pay rises above 2.8 per cent, Surrey is still waiting for clarity on how much of this money it will actually receive. The long-awaited Police Reform Bill could also see some functions stripped away to a national body or Surrey forced into merger talks — changes with potentially "major financial implications."

Surrey remains one of the lowest government-funded forces in the country, leaving residents to shoulder more of the burden through local taxation.

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## New Centre at Nescot gives vision impaired students "the best of both worlds"

17 September 2025



A new Centre of Excellence for vision impaired young people has opened at the North East Surrey College of Technology (Nescot) in Ewell.

The initiative is run by the Royal Society for Blind Children (RSBC), which has until now only operated its post-16 education hub at Dorton College in Orpington, Bromley. The Surrey launch marks the charity's first step in expanding its unique "hybrid" model of education beyond London.

### A hybrid model of learning

The RSBC approach combines mainstream college life with specialist support tailored to blind and partially sighted students aged 16 to 25. Lessons at Nescot are shared with RSBC staff in advance, allowing them to adapt materials into Braille, large print, coloured text or raised diagrams.

Students also take specialist sessions in Braille, mobility and assistive technology, supported by dedicated Learning Support Assistants. The aim is not only academic success, but building the confidence and independence to prepare for adult life.

Under the model, learners divide their time between their local college and the RSBC hub. It is a system that has delivered strong results in Orpington, where 98%



of students achieve good educational outcomes despite half having previously experienced unsuccessful placements elsewhere.

## Partnership with Nescot and Surrey County Council

Julie Kapsalis, Principal and Chief Executive of Nescot, said:

"We are delighted to partner with RSBC to host the new Centre of Excellence. Our college community is enriched by its diversity, and we believe all young people should be able to access quality education and support. This partnership is a fantastic step forward."

RSBC Education Director and Executive Principal Josie Grainger-Francova added:

"Young people with vision impairment are so often excluded from the full education experience. Combining RSBC's specialist expertise with Nescot's broad curriculum and inclusive environment, we're creating a blueprint for what high-quality, person-centred provision should look like. We're proud to be expanding and supporting even more young people to thrive."

From Surrey County Council, Eamonn Gilbert, Assistant Director for SEND Commissioning, said:

"The new Centre of Excellence marks a significant step forward in how we support learners with visual impairments in Surrey. RSBC's proven track record, combined with Nescot's welcoming and ambitious culture, creates an exciting new post-16 offer for young people with visual impairments."

## A student view

For learners like 19-year-old Lee Roake, the new centre is already making a difference. He said:

"It's so much more convenient for me to travel to Nescot - previously, I had to commute four hours a day to college. It's a really inclusive space and I'm supported to be as independent as possible. It's nice to meet people who are similar to me, too. For me, it's the best of both worlds."

## About the organisations

The Royal Society for Blind Children is the only specialist post-16 education provider for vision impaired young people in London and the South East. More details: [www.rsbc.org.uk](http://www.rsbc.org.uk)

Nescot, based in Ewell, provides a wide range of further and higher education courses from vocational training to degree-level programmes. More details: [www.nescot.ac.uk](http://www.nescot.ac.uk)

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## Anti-catcalling campaign triggered 'vitriolic' backlash

17 September 2025



Surrey's Police and Crime Commissioner has said the "vitriolic" online abuse she faced after an anti-catcalling trial campaign went viral shows why tackling violence against women and girls must remain a priority.

The 'Jog On' pilot, launched in the summer, was led by a female police officer who had been harassed while out running. It aimed to address the harassment many women face in public spaces just going about their lives but it sparked fierce backlash online - with some critics questioning whether it was a good use of police resources.

Ms Townsend, who said she was not directly involved in the campaign, said she received the "most vitriolic messages" on social media and they were the worst she had faced in her time as a PCC.

She told a Police and Crime Panel on September 4: "The fact that this was the most awful sort of language that I've had I think tells you why this work is so important."

One X (formerly Twitter) user asked her whether the campaign was a waste of Surrey Police's time, given that catcalling was not a criminal offence. Others said it was a total waste of taxpayer's money.

Townsend has responded on social media and publicly that early intervention and crime prevention are essential parts of policing, explaining that behaviours dismissed as minor - like catcalling and public intimidation - can escalate into more serious offences.

The PCC's comments come as she set out Surrey's apparent progress against her Police and Crime Plan which says tackling VAWG is a top priority.

Councillors challenged Surrey Police's record claiming it is not possible to tell whether violence against women and girls has increased or decreased. The volume of violent domestic abuse crimes reported has decreased by 4 per cent from 7,995 in June 2024 to 7,673 in June 2025. However, the volume of serious sexual offences has increased by 2 per cent from June 2024 to June 2025.

The PCC said: "I hope to see reports of violence against women and girls go up during my term as PCC because we know it is one of the most under-reported crimes in this country, not just in Surrey but right across this country."

"I don't take an increase in reports as a bad thing. I think everyone that comes forward to talk about an experience that they may not have had the confidence to do before is a good and important thing."

"I don't expect to see a reduction in reports anytime soon."

Lisa Townsend, Surrey Police and Crime Commissioner. (Credit: Surrey PCC office)

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## King Athelstan returns to Kingston

17 September 2025



Podcaster and historian Tom Holland was in Kingston on Thursday 4th September to mark the 1,100th anniversary of the coronation of King Athelstan, regarded



as England's first monarch.

At a ceremony on Platform 1 of Kingston station, Holland unveiled the name "King Athelstan" on one of South Western Railway's Class 450 trains. The event was staged with Saxon re-enactors, children from King Athelstan Primary School wearing crowns, and a choir from Tiffin School.

The Bishop of Kingston, Martin Gainsborough, offered a blessing for the train. Dignitaries included local MP Sir Ed Davey, the Mayor of Kingston, Cllr Noel Hadjimichael, and representatives from Malmesbury, where Athelstan is buried, and Oldenburg in Germany, twinned with Kingston.

### Remembering England's first king

Athelstan, the grandson of Alfred the Great, was crowned in Kingston in 925 before becoming known as the first ruler of a united England. While less famous than later monarchs such as William the Conqueror or Elizabeth I, a poll run by *The Rest is History* in 2021 saw him voted England's "greatest king".

Kingston played host to the coronation of Athelstan and six other Saxon kings. South Western Railway remains the only operator serving the town, making it a partner in the Kingston 2025 celebrations marking this heritage.

### Voices from the ceremony

Tom Holland said: "Who better to have a train named after him than Athelstan, the great Anglo-Saxon king who first set England on track to becoming a united kingdom?"

Peter Williams, Customer and Commercial Director at South Western Railway, added: "As it travels around the network, we hope our train will inspire customers to discover more about Athelstan's reign, and his coronation in Kingston 1,100 years ago."

Sir Ed Davey, MP for Kingston and Surbiton and Leader of the Liberal Democrats, described the event as "a little unusual but absolutely in the spirit of the occasion".

Mayor Noel Hadjimichael called it "a wonderful part of our six-month festival of past, present and future across the royal borough".

### Part of Kingston 2025

The naming ceremony formed part of wider Kingston 2025 cultural celebrations. Later in the day, commemorations continued at All Saints Church, the site of Athelstan's coronation.