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Epsom and Ewell Green Belt battle lines drawing near

13 November 2024

The latest draft of the Local Plan has just been revealed. The headline news is that the housing target has been significantly reduced by omitting the Ewell East Station Green Belt site but the Horton Farm and Hook Road Arena Green Belt sites have been retained.

Decision time is coming with the key Council committee meeting to deliberate on the Local Plan on 20th November and Full Council due to meet on 10th December.

The campaigning group Epsom Green Belt has sent to the Epsom and Ewell Times a detailed analysis criticising delays, costs, and lack of transparency in the ongoing development of Epsom and Ewell Borough Council's Local Plan. The findings highlight that a six-month "pause" in 2023, frequently cited by the ruling Residents' Association councillors as the reason for the current tight schedule, didn't halt progress entirely. During this period, some work continued, including transport assessments, suggesting that time lost was minimal and that the pause alone doesn't fully explain the prolonged delays in the Local Plan's timeline.

The study notes that, after work resumed in December 2023, the Council extended the Local Plan timetable by 11 months, meaning there was effectively a five-month gain rather than a loss. Statements made by Councillors Peter O'Donovan (Chair of the Licensing Planning and Policy Committee) and Hannah Dalton (Leader of the RA Group) that the pause led to delays which prevent the Council from accelerating the current timetable to avoid higher housing targets are challenged.

The review shows that delays have, in fact, compounded over years: since 2017, the Local Plan timeline has stretched by an additional seven and a half years, while budget overruns now exceed £1.7 million. A portion of this funding, nearly £742,000, was reallocated from the New Homes Bonus Grant—intended to reflect community priorities—without consulting residents.

Meanwhile, Epsom and Ewell Borough Council has issued a press release reaffirming its commitment to a comprehensive and balanced Local Plan, which will be discussed at the Licensing and Planning Policy Committee (LPPC) meeting on 20 November. At this meeting, the LPPC will make its recommendation to Full Council, which is scheduled to vote in December. Councillor O'Donovan, Chair of the LPPC, described the Local Plan as a "vital and cross-cutting document" that will influence all areas of local development, from supporting the economy and creating affordable housing to protecting the environment and enhancing biodiversity.

Acknowledging that residents may have mixed reactions, Councillor O'Donovan stated, "There is now a full suite of Evidence Base reports to support the Proposed Submission Local Plan, including feedback from last year's Regulation 18 consultation." He encouraged residents to review these reports and attend the LPPC meeting, highlighting the council's aim to create a Local Plan that secures a "thriving future" for the borough.

The Epsom Green Belt analysis further reveals that reporting on Local Plan progress largely ceased after 2019, raising questions about accountability. A 2018 agreement to regularly update councillors on the Local Plan's status appears to have lapsed, leaving minimal scrutiny over the plan's extended timeline and growing costs. The Group urges the council to enhance transparency and engage more actively with the public, particularly on spending decisions like the New Homes Bonus Grant, which it is contended was reallocated without community input.

With the next public consultation (Regulation 19) anticipated to open following Full Council's approval, residents have another chance to voice their opinions. Councillor O'Donovan encourages those interested to register for updates on the Council's website.

The coming weeks will be critical in determining the future development and preservation of Epsom and Ewell.

Related reports:

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Epsom and Ewell Brace for Government Housing Targets

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