EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

19th November 2026

ISSN 2753-2771

EPSOM & EWELL TIMES

Up to £1 where sold

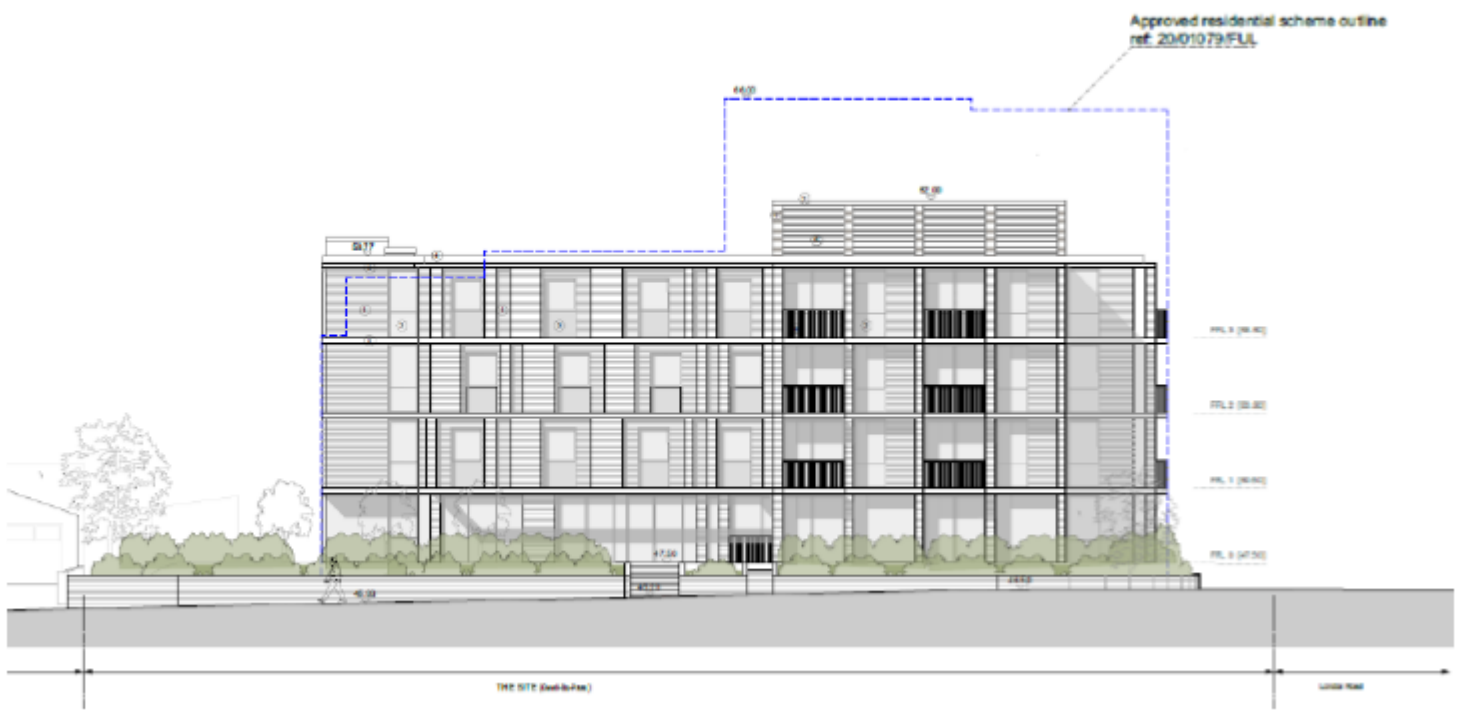
Ewell derelict site gets development go-ahead

9 January 2024



14th December 2023 Epsom and Ewell planning committee granted planning permission for a proposed development on the Ewell-By-Pass / London Road site. The application has come before the committee several times before and now has the go ahead. The plan involves construction of a three to five-storey building plus basement for use as a care home with up to 81 bedrooms and associated communal spaces and services, together with associated car and cycle parking, refuse storage and ancillary works.

Permission was granted subject to an extensive Section 106 Agreement. An agreement where the developer gives money to the Council for related development in the area. The agreement includes various Heads of Terms aimed at enhancing local infrastructure and ensuring compliance with planning policies.



The agreement involve provisions for bus stop infrastructure improvements, push-button controlled pedestrian crossing facilities, and the establishment of a 3-meter wide footway along specified frontages. Additionally, a Travel Plan Auditing fee of £6,150 has been stipulated.

The agreement specifies that if the Section 106 Agreement is not completed by June 14, 2024, the Council can refuse the application, citing non-compliance with key planning policies.

Several conditions have been imposed to regulate the development, including a stipulation that construction must commence within three years of the permission date. Details of external materials, a Construction Transport Management Plan, and a Car Park Management Plan must be submitted and approved before the initiation of construction.

Other conditions address aspects such as the provision of EV charging, pedestrian visibility zones, cycle parking facilities, and a Surface Water Drainage Scheme complying with national standards.

Furthermore, the development must adhere to specific noise control measures, internal noise criteria, and contamination risk management schemes. The planning committee has also mandated the closure of existing accesses, the laying out of parking and turning spaces within the site, and the implementation of measures to safeguard against unexpected contamination during development.

The approved plan emphasizes sustainable development objectives, highway safety, and adherence to national planning policies. The local planning authority has taken a comprehensive approach to ensure the proposed development aligns with visual amenities, character, and safety standards outlined in the Core Strategy (2007) and Development Management Policies (2015).

The developer must comply with these conditions to ensure the project aligns with national planning policies and local community interests.

The councillors voted 5 in favour and 3 against.

Related reports:

© 2021-2026. No content may be copied without the permission of Epsom and Ewell Times Ltd. Registered office: Upper Chambers, 7 Waterloo Road, Epsom KT19 8AY

EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

19th November 2026

ISSN 2753-2771

Care home plan lacked the “wow” factor

“Blot on the landscape” – Ewell care home inked in

© 2021-2026. No content may be copied without the permission of Epsom and Ewell Times Ltd. Registered office: Upper Chambers, 7 Waterloo Road, Epsom KT19 8AY