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Ewell's Sporting Ambition for Gibraltar Rec Hits the Rocks

27 October 2025



£3.1 Million Sports Hub Proposal at Gibraltar Recreation Ground Rejected amid Transparency and Planning Concerns

Epsom and Ewell Borough Council's Strategy and Resources Committee (S&R) rejected a proposal to spend £3.1 million of Community Infrastructure Levy (CIL) funds on transforming Gibraltar Recreation Ground (GRG) in Ewell into a "Centre of Sporting Excellence" at its meeting on 25 September 2025.

The plan, fully recommended by the CIL Member Working Group (CIL MWG), would have created a multi-sport community hub featuring new and refurbished pitches, floodlit courts, a pavilion extension, solar panels, CCTV, and improved access. The project was recorded in committee papers with an overall criteria score of 8/10 and a best-value score of 2/3.

What Community Infrastructure Levy (CIL) Is and How It Works

Community Infrastructure Levy is a national charge on new developments designed to fund infrastructure supporting local growth, such as schools, roads, and leisure facilities. In Epsom and Ewell, receipts are divided approximately into:

- 70–80% Strategic CIL for borough-wide projects
- 15–25% Neighbourhood CIL for community-level schemes
- 5% for administration

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As of September 2025, the Council reported £6.086 million unallocated Strategic CIL and £1.138 million Neighbourhood CIL.

A Closed Decision-Making Process

The CIL Members Working Group is composed of Councillors. It evaluates and recommends spending of millions, meets privately without publishing minutes or allowing public or press attendance. The group comprises Councillors Neil Dallen (Chair) (RA Town) , Alex Coley (Independent – Ruxley) , Liz Frost (RA Woodcote and Langley), James Lawrence (LibDem College), Rob Geleit (Labour – Court), Phil Neale (RA Cuddington), Kieran Persand (Conservative Horton), Alan Williamson (RA West Ewell), and Clive Woodbridge (RA Ewell Village). Only summary scoring and recommendations appear in the Strategy & Resources Committee meeting documents, limiting transparency about debates, votes, and possible conflicts of interest.

Open Chamber Debate Highlights

Chair Councillor **Neil Dallen** reminded members that the Gibraltar project still required an additional £500,000 in revenue funding to be considered later and that planning permission was needed before any construction.

Councillor **James Lawrence** opposed allocating £3.1 million now, citing concerns over capacity and linkage to the Local Plan: “This… is the one item that there was a bit of disagreement in the member working group on… Because we had identified… Hook Road Arena would be where we provide a centre of sporting excellence, that was always our plan… This bid kind of came a little bit out of the blue… I happen to not like this bid. I think it’s a lot of money… although [Gibraltar Rec] is in need of upgrading, that would only cost about six or 700k rather than 3.1 million.”

He warned about risking depletion of Strategic CIL funds: “If we vote for [Gibraltar Rec]… we’ll have about 1.6 million left in a strategic CIL fund… it would lower our ability if we need to support Hook Road Arena… particularly because the one in Hook Road Arena will at least be near some big Local Plan development. This… will not be near new developments.”

Councillor **Kate Chinn** (Labour Court) questioned duplication and timing: “I was quite shocked when I saw this… all of a sudden, we’re going to have two super sport sites… I think it should wait until the… Hook Road Arena is decided… I’m thinking 3.1 million… Suddenly here, in the face of the local government reorganization… I’m suspicious of the motivations.”

On whether GRG would compete with Hook Road Arena, Councillor Dallen said: “It’s not an either or… Hook Road Arena… will develop… and Gibraltar Rec can be done in parallel with that, or in advance of that, or behind that… I’m not sure they’d be competing. I think they would be complementary… we’re very short of sporting facilities, and the more we can get, I think the better.”

Councillor **John Beckett** (RA Auriol) asked: “Will Gibraltar Rec be up and running before Hook Road Arena?” Councillor Dallen responded: “I personally believe it will be… long before anything at Hook Road happens.”

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Planning officials highlighted that Hook Road Arena is expected beyond the first five years of the Local Plan period, projecting delivery from 2030 onwards.

Governance and Potential Conflicts

Concerns emerged about spending nearly half of the remaining Strategic CIL on a single site and whether Gibraltar Rec aligns with CIL's statutory purpose, which emphasises investment near new developments. The Chair disclosed a personal interest in local scouting just before S&R approved a separate £50,000 Neighbourhood CIL grant to the 3rd Epsom Scouts for a community building rebuild. This expenditure was approved without discussion with Cllr Dallen remaining in the Chair.

The vote on the Gibraltar Recreation Ground Sporting Excellence project was one vote for, two votes against, two abstentions and the Chair not voting.

Cllr **Clive Woodbridge** (RA Ewell Village), a keen supporter of the Gibraltar Rec. project, told the Epsom and Ewell Times; "Naturally I was disappointed by the decision, although I accept that the bid did require a large sum of money to be allocated. However I do believe it would have provided a fantastic legacy project for the Borough, addressing for example the shortage of football and cricket pitches, as identified in the Local Plan's Playing Pitch strategy, while providing some exciting new facilities, such as a public Padel court to meet demand for this increasingly popular sport. I am confident also that it would have leveraged in external grant funding from sporting bodies. Hopefully we can now discuss within the council how to address some of the concerns raised during the S&R committee meeting with a view towards potentially resubmitting a new, and possibly revised bid, sometime next year. The project certainly continues to enjoy my full support, so I will persevere!"

What Happens to the £3.1 Million?

With the recommendation declined, the £3.1 million remains in the Council's Strategic CIL pot, increasing the unallocated balance to about £4.7 million. The funds remain ring-fenced for infrastructure under the Council's CIL Spending Protocol. However, the handling of interest accrued on unspent CIL balances is not disclosed.

Calls for Greater Transparency and Clarity

The controversy highlights debates about whether a private councillors working group should steer multi-million-pound spending without greater public scrutiny. Residents lack access to debates, detailed scoring, or councillor voting records, limiting accountability on how priorities are balanced or conflicts managed.

The broader question remains: should CIL funding follow the locations of new development closely, or should it support borough-wide projects deemed strategically important?

For now, the "Centre of Sporting Excellence" at Gibraltar Recreation Ground remains stuck between a rock and a hard place.

Image: Gibraltar Recreation ground – Google

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Sam Jones – Reporter



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