



## Casting vote approves 9 new homes in Epsom

Tripling the number of houses on a brownfield Epsom site vexed Epsom and Ewell Borough Council's Planning Committee on 10th July.

The Application from Nuro Homes Limited proposed the erection of 9 new dwellings on adjacent plots of land acquired by the developers in the Whitehorse Drive and Bucknills Close roads of Epsom off the Dorking Road.

A previous application for this development had been refused by the Planning Committee in April 2024 and the developers appealed to a Planning Inspector. The appeal was refused where the Inspector was in agreement with the Council's refusal on the ground of highway safety but the objection concerning hazards in waste collection the Inspector stated could be addressed.

A revised application came before the Planning committee with a widened access from the development onto Whitehorse Drive. RA Councillors Neil Dallen, Jan Mason, Phil Neale and Humphrey Reynolds were not convinced that the revisions were sufficient to address safety concerns for pedestrians and in particular school girls attending Rosebery School in Whitehorse Drive.

Kate Chinn (Labour Court) emphasised the need for more housing – though this development was not providing anything affordable for those on low incomes, she added. With the improved access she stated people are mindful and the fears of pedestrian vehicular collisions should not be overstated.

The officers of the Council recommended the Application be granted.

Cllr Dallen proposed the Application be refused. The Chair of the Committee, Cllr Steven McCormick (RA Woodcote and Langley Vale) required him to cite the planning policies that justified refusal. As Cllr Dallen floundered through his papers an officer identified the reasons given at the meeting that refused the original application in 2024 and Cllr Dallen repeated them.

Cllr Julian Freeman (Liberal Democrat College) questioned the procedure of having a vote on a motion to refuse when the matter to be voted on was the recommendation to grant.

In a bizarre dance on the voting 2 voted in favour of refusal and two voted against refusal. The Chair cast his vote against refusal. This was followed by a vote on granting the Planning Application with 4 voting in favour and 4 voting against. The Chair voted in favour of granting the Application and therefore the officers' recommendation was carried.

Image: Top plan original with narrow access on Whitehorse Drive. Bottom plan revised plan showing proposed housing and widened access. Epsom and Ewell Borough Council planning documents.

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## Mole Valley spending plans

How £11m for rail, transport, school, health and recreation upgrades will be spent in Mole Valley has been laid out. The district council has approved spending plans for community infrastructure money collected from developers since 2016 – with almost half expected to go on cycling and walking schemes. Community Infrastructure Levy (CIL) is paid as part of the planning process to help offset the impact of the growing number of homes in the borough. Councillor Bradley Nelson, cabinet member for planning, said: "The local plan was adopted in 2024 so the time has come to focus on the £11m of strategic CIL which could rise to £34m given the local plan growth." He said the projects should be ones "the council thinks are necessary and achievable to help support development growth."

"The programme commits investment for vital infrastructure such as health provision in Ashted, Bookham, and a health hub in Leatherhead. Early years provision in Ashted and Dorking would be targeted for funding as well as train station improvements in Dorking which we hope will lead to wider improvements and help the district as a whole, as well as investment in the district parks." The council has been working with Surrey County Council over transport, education, early years provision and flood defence, Surrey Heartlands Integrated Care Partnership, Great Western Railway, Network Rail, the Football Foundation, and its own parks and open spaces team to get an up-to-date picture of the suitable projects.

It has earmarked two transport projects to upgrade rail infrastructure on the North Downs Line at the stations in Dorking. These projects, the Tuesday July 22 cabinet papers read, will complement planned improvements on the line, such as battery-electric trains, and increase the number of people using this sustainable transport mode. Deepdene Station will be upgraded as a priority and a lift installed, acting as a major contribution towards "realising the potential of the district's east-west travel connections,



supporting growth and promoting sustainable development". School capacity issues requiring funding in Hookwood could also be addressed, as well as the expansion of the SEND school on Woodland in Leatherhead.

Surrey County Council's early years team has identified two potential projects, one in Ashted and one in Dorking, while football pitches at Ashcombe Secondary School in Dorking and the other at the Brockham Big Field could be upgraded to modern standards. There would also be financial support for the resurfacing of the sand-dressed pitch at Therfield Secondary School in Leatherhead to allow the installation of a new 3G football pitch "without losing a vital resource for hockey."

Cllr Keira Vyvyan-Robinson (Liberal Democrats: Leatherhead North) said: "We all know just how much residents are concerned about the amount of development that comes and their biggest concern is where does the infrastructure come. It often seems that it's a bit of a chicken and egg because the CIL comes from development, and without development you don't get CIL - and therefore you don't get infrastructure. For a long time we've been in the position where we've been telling residents we have to build these homes and we have to build these sites - and there hasn't been anything to show - so it is really welcome to say 'this is how we meet the infrastructure demands'. She added: "We can provide the funding, but we are dependent on the railway companies, the GP surgeries, the schools, to make those bids and to ask for the funding. But the development will pay for it and hopefully they will all come together at the same time."

#### **Estimated CIL Contributions by Infrastructure Category**

- **Transport - Active Travel** - £11,555,000
- **Transport - Passenger Transport** - £3,450,000
- **Well Being - Health - Primary Care** - £2,350,000
- **Well Being - Open Space and Public Realm** - £3,859,000
- **Well Being - Sports Facilities** - £771,000
- **Education - SEND** - £870,000
- **Education - Early Years** - £300,000
- **Flood Defence - Nature Flood Management** - £95,000

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## **£4.9 million not enough to solve Surrey's SEND problems?**

A £4.9m overhaul of special educational needs and disabilities (SEND) services in Surrey has been approved. But opposition members have claimed the investment won't fix the system's deep-rooted problems. The funding was signed off by ruling cabinet members for Surrey County Council at a meeting on July 22, as part of the council's ongoing budget planning for next year (2026/27). But extra resources and staff "will not by themselves make the significant change the service needs", according to opposing councillors.

Changes to the SEND service have been recommended as a result of the End-to-End review of the statutory service, council documents state. These include hiring 30 new permanent case officers, forming a new team dedicated to issuing Education, Health Care Plans (EHCPs), and reducing case load from over 200 to 150 per officer. Council documents detail there would also be two new operational groups formed - one focused on staffing, training and system development, while another group will focus solely on tribunals, mediations, dispute resolution, complaints and quality assurance.

But Cllr Fiona Davidson, the committee chair who oversees and scrutinises SEND services, flagged serious concerns to cabinet members. She said the committee "has already found that employing extra staff does not by itself result in the outcomes we so desperately need." The member for Guildford Residents and Villages slammed the proposal and argued the funding does not describe specific, measurable outcomes or impacts: "How will we know we have made progress?" She said: "[The committee has] deep concerns that this additional funding will once again not deliver the services that the children with SEND, their parents and carers have a right to expect, and all Surrey residents should demand."

Cllr Davidson said an injection of £15m into SEND services in July 2023 was promised to enable many process improvements in



communications, IT changes and strengthen governance. "Was this £15m value for money?" she asked cabinet members. She said: "To make matters worse, many of the backlog EHCPs which the £15m funded turned out not to be fit for purpose. These backlog EHCPs have contributed to the rising number of appeals by parents to the SEND tribunal. The human cost of these poor EHCPs have been extremely depressing [...] Children not in school for months and years, families wrung out by trying to get support, schools at the end of their ability to cope trying to get very specialist support for their students. So we wondered, was that £15m value for money?" Although she agreed the investment has delivered significant EHCP timeliness, she said it is not clear that it has achieved much else promised two years ago.

Tim Oliver, Leader of Surrey County Council, defended the new plans, insisting the focus would be on prevention, early intervention and supporting families more effectively. He said: "It's absolutely wrong that families feel pushed down that route to find the solution that is right for their child. This cabinet is very focused on spending every pound or penny of public money effectively."

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New Surrey County Council HQ, Woodhatch Place on Cockshot Hill, Reigate. Credit Surrey County Council

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## Surrey County Council claim funding review "unfair".

A Surrey County Council could be pushed to the brink of financial crisis if government reforms, aimed at evening out local authority funding, go ahead, its leader has warned. Cllr **Tim Oliver** (Conservative) said Surrey County Council could be heading towards a "cliff edge" under proposals which could dramatically reduce Surrey's income. The central government is looking at scrapping the current council tax funding model in favour of a national 100 per cent 'equaliser' system where each local authority gets the same amount of funding. The Conservative leader's warning came during a cabinet meeting on July 22, where he suggested the government's 'Fair Funding Review' would hit Surrey harder than most councils due to its higher council tax base.

The central government has launched a review into how local councils are funded across the country, called the fair funding review. Reports suggest the government could go ahead with a 100 per cent "equaliser" for local government income, meaning every council essentially gets the same level of council tax income. "There will be at some point a cliff edge for this council," the Conservative leader warned colleagues. "There is an expectation we will look to our residents to fill that gap. That gap won't be filled - can't be filled - even if we were to increase council tax by 5 per cent." Currently, Surrey has a high council tax base meaning it has more band H houses, paying at least £3,692.70 in 2025, compared to other parts of the country.

The funding reforms under consideration could flatten out this advantage by reallocating resources away from wealthier counties like Surrey and towards lower-income authorities. Cllr Oliver warned the resulting drop in funding would not be completely offset by any increase in local council tax, leaving the council with a growing deficit and fewer levers to pull. "It's absolutely essential that we drive efficiencies wherever possible," he said. "Otherwise this council like many others I'm afraid will be in section 114 territory where we simply cannot have a balanced budget." A Section 114 notice effectively means the council's expenditure outweighs its income. As councils cannot go 'bankrupt' it stops the authority from spending any more money except from its legal responsibilities.

Despite the stark and solemn warnings, Cllr Oliver said the council was committed to avoiding that outcome and praised the authority's efforts over the past six years to manage finances. He said: "Whether that's lobbying the government or managing our budget locally [...] to make sure we can continue to provide services to our residents but that is going to be challenging."

But government ministers would argue the current local government system is "broken" and outdated, with council tax bands still based on 1991 property values. A statement from the secretaries of state on the Fair Funding Review said: "Our reforms will take into account the different needs and costs faced by communities across the country, including adjusting for the costs of



remoteness faced by rural communities, and the ability of individual local authorities to raise Council Tax, while also resetting business rates income. It will update the crucial formulae used to calculate funding allocations, which are a decade out of date."

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## 12,000 years of Surrey history to spring to life

Fetcham Springs, Surrey - One of Surrey's most important archaeological sites has secured £250,000 in National Lottery Heritage Fund backing to launch a groundbreaking five-year community archaeology initiative.

The Communities at the River: The Fetcham Springs Archaeology Project, led by the Surrey County Archaeological Unit (SCAU), will uncover over 12,000 years of human history while offering local people opportunities to get involved through volunteering, open days, and educational events.

Thanks to National Lottery players, the funding will expand on discoveries made in 2009 at the site, which revealed evidence of a prehistoric hunting camp dating from the end of the last Ice Age and a high-status Roman building. The new phase of work will explore periods ranging from the Ice Age to the Saxon era.

### Hands-on history for all

The project, developed by SCAU's Community Archaeologist Hannah Potter, includes:

- **Volunteering on live archaeological digs**
- **Public open days** showcasing findings
- **Workshops** including **flintknapping** and even **gladiator training**
- **Visits from Stone Age and Roman reenactors**
- **Free school visits and loan boxes** for educational use

Fetcham Springs, which also holds the Wildlife Trust's Biodiversity Benchmark, is owned by SES Water, who are a key project partner and will help support landscape conservation alongside the archaeological work.

### A legacy for the future

Findings will be shared through a pop-up museum, exhibitions, talks, and online resources, ensuring a lasting educational impact.

Cllr Denise Turner Stewart, Deputy Leader of Surrey County Council and Cabinet Member for Customer and Communities, said:

"Surrey has a rich and diverse history, and projects like Fetcham Springs help us preserve and share our heritage with future generations. This initiative will provide valuable educational and volunteering opportunities, allowing residents to actively engage with archaeology and deepen their understanding of our county's past."

**Stuart McLeod**, Director for England (London & South) at The National Lottery Heritage Fund, added:

"Projects like this inspire people of all ages to connect with their local heritage. We're proud to support Fetcham Springs, thanks to National Lottery players."

Grace Wood-Lofthouse, Sustainability Manager at SES Water, commented:

"Water at Fetcham Springs has supported life for millennia. This project will help us better understand how to protect our landscapes for the future."



For further details, visit the Surrey County Archaeological Unit website.

Image: Archaeologists at work – Cleaning a Roman wall at Fetcham Springs in 2009

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## Epsom Charity Hears Students' Plea: Cut the Cost of School Uniforms

As school doors close for the summer, an Epsom-based charity has shared powerful testimony from local students who say the cost of school uniform is putting their families under severe financial strain.

The Good Company, known for running the Epsom & Ewell Foodbank and wider anti-poverty initiatives, has been working with five secondary schools in the borough through its **'Cost of the School Day'** project. Its aim: to listen directly to pupils on free school meals and help schools better understand the hidden costs that prevent some children from fully participating in school life.

"The most important takeaway for us has been listening to the voices of these students, and their personal journeys," said one participating Deputy Headteacher. "It is so powerful to hear from the students themselves."

A recurring theme across all schools was the financial pressure of uniforms — particularly the insistence on expensive, branded items.

"A problem I experienced when I was new to the school is the cost of uniform itself. It put my parents into the red," said Mike, a Year 11 student.

The findings echo national research. According to the Children's Society, the average cost of a secondary school uniform in the UK is £422 per year per child, while for primary pupils it is £287. A 2020 survey by the Department for Education found branded items account for a significant proportion of the cost, often required to be bought from a single supplier.

In response to these concerns, the UK Government introduced the Education (Guidance about Costs of School Uniforms) Act 2021, requiring schools to keep branded items "to a minimum" and ensure uniforms are affordable. But campaigners say implementation remains patchy.

### Local Action, National Relevance

The Good Company's report suggests that real change comes when schools engage with students directly and respond with practical steps. Among the suggestions from students and staff were:

- Reducing the number of compulsory branded items
- Expanding second-hand uniform schemes
- Partnering with local charities to provide direct financial support
- Promoting understanding among staff about the reasons students may not always comply with uniform rules

The charity is calling on more schools to engage with its free online resources and consider reviewing their own uniform policies.

"Let's keep working together to make schools a place where all children feel they belong, no matter their financial background," said Tom Sefton, Director of Participation and Prevention at The Good Company.

### More Information

Schools or individuals interested in learning more or accessing free training resources can visit: [goodcompany.org.uk/cost-of-the-school-day](https://goodcompany.org.uk/cost-of-the-school-day)

To donate to the charity's School Uniform Fundraiser, visit the same website and click on the pink donation button.



# Coroner visits Surrey cricket hero's mental decline

Coroner's Inquest visits the loss of former England and Surrey batting great **Graham Thorpe MBE**, who died in August 2024 aged 55. Following an inquest held this week at Surrey Coroner's Court, his life and tragic death have returned to the headlines, casting fresh light on his legacy and personal struggles.

Born in Farnham, Surrey on 1 August 1969, Graham Thorpe rose through the county's cricketing ranks with prodigious talent and steely determination. He made his first-class debut for Surrey County Cricket Club in 1988 and quickly established himself as one of the most technically gifted left-handers of his generation.

Thorpe's early promise blossomed into a formidable career with Surrey, for whom he scored over 21,000 runs across formats. His stylish strokeplay, calm temperament, and ability to perform under pressure made him a linchpin for the county during the 1990s and early 2000s.

Surrey's return to success in the late 1990s—including their Sunday League title in 1996 and County Championship victories—bore Thorpe's fingerprints, and his bond with the club remained strong well beyond retirement. He later served as Surrey's batting coach, mentoring a new generation of cricketers at the Oval.

Thorpe made an instant impact on the international stage, scoring a century on his Test debut against Australia in 1993. Over a 12-year England career, he compiled 6,744 Test runs at an average of 44.66, with 16 centuries—cementing his place among the country's most reliable middle-order batsmen.

He was central to key series wins in the subcontinent, notably England's victories in Pakistan and Sri Lanka in 2000, and was named a Wisden Cricketer of the Year in 1998. His unbeaten 200 against New Zealand in 2002 was widely hailed as one of the finest innings of its era.

A naturally modest figure, Thorpe's contribution to English cricket went beyond runs. He embodied a quiet resilience and professionalism that won the admiration of teammates and opponents alike.

After retiring from playing in 2005, Thorpe remained in the game as a respected batting coach, including roles with Surrey and later as a key figure in the England coaching setup. He was part of the ECB's elite coaching team and served as a mentor to many of England's current generation of batters.

However, his career in coaching came to a sudden end in 2022 following the fallout from a video showing players drinking after a heavy Ashes defeat in Australia. Though not the subject of disciplinary action, Thorpe lost his role as England's batting coach soon after—an event that proved devastating.

This week's inquest at Surrey Coroner's Court revealed the full extent of Thorpe's mental health battle, casting a sombre shadow over his final years.

Thorpe had reportedly suffered from anxiety and depression since at least 2018. After the loss of his ECB coaching job in 2022, his condition deteriorated significantly. He became socially withdrawn, suffered from insomnia, and described feelings of shame and worthlessness.

His wife, Amanda, told the inquest that he had even asked her to assist him in dying, expressing an intention to seek assisted suicide in Switzerland. In April 2022, he attempted suicide and spent weeks in intensive care. Though he made a partial physical recovery, the psychological toll persisted.

On 4 August 2024, Thorpe tragically died after being struck by a train at Esher railway station. The coroner concluded that he had taken his own life. His family chose to speak publicly in the hope of raising awareness and encouraging open conversation around mental health in sport.

Surrey County Cricket Club paid tribute to Thorpe, calling him "one of the finest cricketers the club has ever produced." The club has honoured his legacy with a commemorative gallery at the Oval and moments of silence at matches.

Teammates and former England captains described Thorpe as a "warrior at the crease" and a "gentleman off it," highlighting both his cricketing prowess and quiet dignity.

Thorpe's story has also reignited national debate about the mental health pressures faced by elite athletes and the need for more robust support structures—both during and after their careers.

Graham Thorpe's life was rich in achievement, marked by loyalty to Surrey, excellence for England, and a deep love for the game. But his death also reminds us of the vulnerabilities behind even the most accomplished public figures.





As his family bravely noted, "Graham's legacy must be more than his cricket. Let it also be a call to look out for each other."

Thorpe is survived by his wife Amanda and their children. He remains, to many in Surrey and beyond, a hero of the game—and a symbol of the need to treat mental health with the seriousness it deserves.

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**If you or someone you know is struggling with mental health, contact Samaritans at 116 123 or visit [www.samaritans.org](http://www.samaritans.org).**

Image: Graham Thorpe selfie in 2005. Attribution: Jguk at English Wikipedia Creative Commons Attribution-Share Alike 3.0 Unported

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## Surrey and Sussex NHS Boards to merge

Hundreds of jobs are at risk as two key NHS boards for Sussex and Surrey prepare to merge as part of a money-saving drive by the government. NHS Sussex and NHS Surrey Heartlands – two integrated care boards (ICBs) – are expected to have merged by next April, shedding many of the 1,350 staff who currently work at the two organisations. The changes are part of the latest round of NHS reforms which include the abolition of NHS England and the scrapping of independent patient voice watchdogs known as Healthwatch. Sussex ICB chair Stephen Lightfoot spoke about the forthcoming changes at Brighton and Hove City Council's Health and Wellbeing Board at Hove Town Hall on Tuesday (22 July).

ICBs bring together NHS organisations, councils and others to plan and commission health services in their area, with the aim of improving health and reducing inequalities. Mr Lightfoot, who will stand down in September, said that ICBs were told in March to halve their running costs – from £39.83 to £18.76 per head of population – by December. Further bad news followed when an analysis of national funding allocations suggested that Sussex was overfunded by £186 million. Mr Lightfoot said that NHS Sussex had a £4.5 billion budget for NHS services in Sussex but the analysis indicated that it should be £4.3 billion and was 4 per cent overfunded. Mr Lightfoot said: "That doesn't sound a lot on a percentage basis but £200 million is a significant sum of money. Over the next three years, when our demand continues to increase, we're going to have to reduce our expenditure. We're going to have to work very hard to make better use of the money that we have."

He said that this would not affect the budget for delivering healthcare throughout the area – but, he said, combining Sussex and Surrey was the only safe and reliable way to deliver sustainable services. Mr Lightfoot spoke about "the massive scale of this task (and) the huge impact it's having on our staff ... 1,350 people are worried if they've got a job. And of course a significant number of them will not have a job in the coming year." He added: "We're not alone. The government also confirmed it's going to rationalise all patient safety regulators. That involves Healthwatch organisations which are going to be closed, not immediately, but over the next 18 months to two years."

It would be the first time since 1974 that patients would be without a statutory independent voice, the meeting was told.

Sarah Booker-Lewis LDRS

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## Doctors' strike to hit Epsom Hospital

Hospitals across South West London are bracing for disruption this week as resident doctors begin a five-day strike on Friday, 25 July. The week-long strike action by British Medical Association (BMA) members comes as the NHS faces one of its busiest summers in recent years, with a spike in emergency admissions driven by heatwaves and increasingly complex patient needs. Resident doctors – those who have completed their initial medical degree and are now in postgraduate training or gaining experience in non-training positions – were awarded an average 5.4% pay rise for this financial year, following a 22% increase over the previous two years. However, the BMA says wages are still around 20% lower in real terms than in 2008 and has committed to strike action in demand of "pay restoration."

The walkout will affect hospitals across England, including St George's, Epsom and St Helier University Hospitals and Health Group (GESH). GESH medical professionals are warning the public to expect delays and to take preventative steps to avoid



overwhelming already stretched services. “While we’re doing everything we can to prepare, these strikes will cause huge disruption,” warned Dr Richard Jennings, Chief Medical Officer for GESH. “Patients coming to an emergency department when it’s not an emergency will be waiting longer, or even directed to another service,” he added. Common reasons for hospital admissions during the heatwave have included respiratory issues, chest pain, shortness of breath and falls. Over 800 more people have attended emergency departments this summer compared to the same period last year. Between 1 June and 14 July, emergency department attendances at GESH rose to 37,167 – up from 36,328 in 2024 and 35,460 in 2023.

To maintain emergency services, consultants and other staff will be redeployed from routine care to cover A&E, operating theatres and hospital wards, resulting in many planned procedures being cancelled or delayed. Patients and staff at St Helier have already faced significant disruption this year, partly due to the hospital’s ageing infrastructure. In January, a roof collapse in the phlebotomy unit forced the last-minute cancellation of several urgent blood tests. Despite the strike action, patients are urged to attend appointments unless contacted otherwise, and to continue seeking help in emergencies. The NHS is also asking the public to consider other services first, such as NHS 111 online, pharmacies or GPs, which are unaffected by the strike. “We have a difficult week coming up and we need members of the public to help us – whether that’s using the most appropriate service for their health need or taking steps to prevent becoming unwell,” Dr Jennings said.

Health Secretary Wes Streeting has criticised the strike, calling it “completely unjustified” and showing “complete disdain” for patients. However, BMA resident doctors committee co-chairs Dr Melissa Ryan and Dr Ross Nieuwoudt said they had tried to compromise with the government during talks, and that strike action was a last resort. They said: “We have always said that no doctor wants to strike, and all it would take to avoid it is a credible path to pay restoration offered by the government. We came to talks in good faith, keen to explore real solutions to the problems facing resident doctors today. Unfortunately, we did not receive an offer that would meet the scale of those challenges. While we were happy to discuss non-pay issues that affect doctors’ finances, we have always been upfront that this is at its core a pay dispute.”

The strike will run from 7am on Friday 25 July, until 7am on Wednesday 30 July.

Harrison Galliven – LDRS

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## Big housing development proposed NW of Epsom and Ewell

Over 2,000 new homes could be built on the Surrey border, to the right of Claygate and Esher, and above Epsom and Ewell. Plans for 2,003 new homes and a 104-bed care home are in the pipeline at Hook Park in Chessington, to the east of the A3 Esher Bypass and south of the A309 Kingston Bypass. If approved, residents say it could bring at least another 5,000 people into the area. Developers Poppymill Ltd envisions transforming the so-called derelict site into “a new family-friendly neighbourhood that centres around a huge public park and community spaces”. Around 50 per cent of the new builds could be affordable housing, of mixed tenures and with more than 600 homes for families. The proposed development site covers approximately 50 hectares of land and includes Chessington Equestrian Centre, ‘The Dell’ building and former scaffolding yards.

But residents claim the land is actually green belt status, preventing the urban sprawl of Chessington into neighbouring Surrey and providing an important green space. While the site is green belt, Poppymill argued the land is “compromised and inaccessible to the public” rendering it ‘grey-belt’, the developer claims. Details on the proposal are scarce, but initial planning documents indicated new terrace houses could be between two-four storeys tall, and apartment blocks could range from four-eight storeys high. No concrete plans have been announced, but Poppymill Ltd. has submitted a screening request which outlines the potential scheme.

The developer has asked the Royal Borough of Kingston-upon-Thames Council for a formal opinion on what information it should supply for an Environmental Impact Assessment (EIA) – this is called ‘scoping’ – ahead of a planning application. But Elmbridge Borough Council has also been asked for their view on the application, given the massive potential development is close to the





authority's patch. The prospective plans also hint at community space including room for retail or leisure uses, employment space, a public house, community centre and an active travel hub. Plans also include highway improvements such as a new vehicle access road from the Kingston Bypass and Clayton Road, pedestrian and cycle access and car and bike parking.

Residents who wish to comment on the scheme can do so on Kingston council's planning website. Comments are open until July 24, 2025.

Aerial view of the Hook Park site outlined in red. (Credit: Poppymill Ltd consultation website)