

Planning or pantomime? Councillors press pause on Plan.

23 March 2023



Epsom and Ewell council voted to “pause” its controversial Local Plan last night, with one Residents’ Association (RA) councillor leaving the meeting after suggesting it was about “forthcoming elections rather than planning policy”. The length of the “pause” has not been specified.

Local elections are due to take place on 4 May.

Councillor **Alex Coley** (Residents’ Association, Ruxley Ward) told the council: “Considering this motion on its merits, I feel that a more appropriate location might be the Playhouse around Christmas time.” “We seem to be debating the forthcoming elections rather than planning policy”, he added, suggesting that the pause “ultimately changes very little”. Cllr Coley then told the council: “I will leave you now to your debate.”

The motion to pause the Local Plan was put forward by councillor **Eber Kington** (Residents’ Association, Ewell Court Ward) and six other RA councillors. Cllr Kington said that a pause would acknowledge “the strength of public feeling” on the Plan, enable a reassessment of brownfield sites, and provide the opportunity to look at options that do not use Greenbelt land at all. He added: “We have to take notice of what residents are telling us, through whatever means they choose.”

The public consultation on the Draft Local Plan ended on Sunday (19 March) with around 1,500 responses. A petition calling to “Keep Epsom and Ewell Greenbelt” has also reached 10,000 signatures, which is thought to be the greatest response to a petition in the borough’s history.

Campaign group Epsom Greenbelt held a protest to “Welcome Councillors” outside of last night’s meeting, and were calling for “Green not greed”.

Councillor **Bernie Muir** (Conservative, Stamford Ward) said she had “no option” but to vote for the pause, despite believing that “nothing in this motion will actually stop this plan from going ahead in the end”.

The pause was discussed in light of expected changes to government planning legislation, including updated guidance on Greenbelt development and how to calculate housing need.

One part of the motion states: “Under the existing legislation Local Planning Authorities are being required to draft Local Plans on the basis of out of date, 2014, data that does not reflect Epsom and Ewell’s housing need, as shown in more recently available 2018 data.”

Councillor **Peter O’Donovan** (Residents’ Association, Ewell Court Ward) said that pausing was not an option because the government had not given at timeframe for its legislative changes. He added that without an up-to-date Local Plan, there was a danger of inappropriate development, and said: “we need to continue on our current strategy, to protect the borough, to produce a plan that protects our Greenbelt.”

Councillor **Kate Chinn** (Labour, Court Ward) said that there was a huge need for housing in the borough, particularly social and affordable housing, but that there should be no development on the Greenbelt until every other option had been exhausted. She said that Labour councillors would be voting to pause the Plan.

Councillor **Julie Morris** (Liberal Democrats, College Ward) said: “There’s really quite a divide, isn’t there, amongst the ruling group?” She said: “We should have been much more clear about the direction that this document was going in, and that’s the problem you’ve got now - you are now having to do a U-turn because it was all kept secret for quite a long time and the public are not happy, understandably.”

Cllr Morris said that it was difficult to know whether to vote for the motion, especially when it did not include any endpoint for the pause, but said that it was the right thing to do on balance.

Councillor **Steven McCormick** (Residents’ Association, Woodcote Ward) had five minutes to respond to the points raised because, as chair of the Licensing and Planning Policy Committee, he had led the development of the Local Plan. He said that the proposed pause was reliant on the idea that the government would publish changes to planning policy in May, but that some legislation change may not come until 2024.

Cllr McCormick added that the motion to pause the Plan would create “huge uncertainty” and said: “the best thing for protecting the Greenbelt is to progress”. Cllr McCormick voted against the pause.

The council voted to pause the Local Plan by a clear majority, with four councillors (RA Cllrs Dallen, O’Donovan, McCormick and Nash) voting against the pause and Cllr Williamson abstaining.

The text of the motion is [HERE](#).

See editorial.