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Ruse within a ruse?

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Yesterday the full Council of Epsom and Ewell voted to pause the process of the Local Plan. Cllr **Eber Kington** (RA Ewell Court) proposed an emergency motion to delay the next stage for the Government's latest position on housing targets to be clarified. Expected some time after the local elections on 4th May.



Cllr Eber Kington

His arguments for the motion included the protection of the Green character of the Borough. He observed that the draft Local Plan conceded the need for using Green Belt to accommodate a proportion of the 5400 houses planned for. Yet, the Government's target is over 10,000. Therefore, Green Belt encroachment for the lower figure is a Green Light for Green Belt development for the higher figure.

He said that more work needed to be done on how brownfield sites could be used to provide the housing requirements.

In an unusual intervention Cllr **Alex Coley** (RA Ruxley) described the proceedings of the Council meeting as a pantomime. He argued that the timetabling of the Local Plan process is one for managerial direction and that Councillors were playing politics. Fitting his description of the proceedings he then made a somewhat dramatic exit stage left in a bit of a huff.

Cllr **Peter O'Donovan** (RA Ewell Court) opposed his ward colleague. He stressed the need for a new Local Plan. Delay would mean the Borough's resistance to inappropriate planning applications would be weakened.

All opposition Councillors (Conservative, Liberal Democrat and Labour) spoke for the motion. After Cllr **Bernie Muir** (Conservative Stamford) called for the ruling Residents Association to be "kicked out", she and her Party were targetted in responses by RA Councillors. Firstly, Cllr **Jan Mason** (RA Ruxley) suggested Cllr Muir had not long lived in the borough "just five years". On a dubious "point of order" Cllr Muir corrected this: "12 years actually".

Cllr Mason struggled on to make her point. A journey into a time nearly 50 years ago when the Council bought Longrove hospital land, thus preventing a 5000 housing development from taking place. Cllr Muir would not have known that, she said. Cllr Mason relied on this 1974 purchase to prove that the RA ruled Council do care about the Green Belt.

This brief spat passed and it was Cllr Kington in his reply to the debate who said that the Conservative Government should be "kicked out". This was because the Government insist on using 2014 figures to determine housing need when much lower numbers are yielded by a 2018 analysis.

Cllr **Steve McCormick** (RA Woodcote and Chair of the Licensing, Planning and Policy Committee) opposed the motion. He relied on the ability of the Council to respond to the public's views and amend the draft during the next 5 of the processes's 7 stages.

There were a significant number of empty chairs in the Council Chamber for this important meeting. Four Councillors voted against Cllr Kington's motion. It was carried by a large majority.

The motion passed is HERE in FULL.

This confusion in large part arises from Michael Gove MP and Secretary for Housing Development etc signaling an end to compulsory and centrally set housing targets. First indicated as long ago as May 2022. Then unstated when the Government confirmed its targets remained and then reinstated just a few months later. But no regulations or legislation have been introduced that lift the compulsion of the targets from local government planning obligations.

Cynical observers suggest that Gove's manoeuvres are a ruse to quell the flames of rebellion in the Tory shires and avoid defeats in upcoming local elections. Will we see actual legal change after 4th May?

In Epsom and Ewell was walk-out man Cllr Coley right to hint that the pre-election motion to delay is also for political gain?

A ruse within a ruse?

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“That which we call a ruse by any other name would smell as bad.”

Time will tell if words are matched by action.

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