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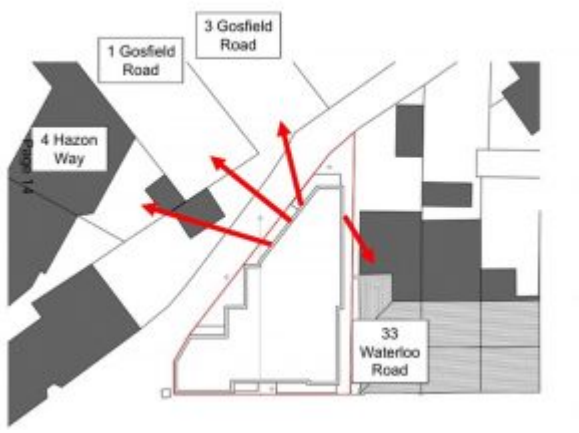
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The Battle of Waterloo Road development

10 March 2025



The Epsom and Ewell Borough Council Planning Committee has unanimously rejected a controversial proposal for a 12-unit residential development on Waterloo Road. Councillors cited concerns over poor design, excessive height, a lack of affordable housing, and the absence of parking provision.

The meeting, held on 6th March 2025, was chaired by Councillor **Steven McCormick** (RA Woodocte and Langley)/The application sought outline planning permission to demolish an existing two-storey building and replace it with a four-storey block containing seven two-bedroom flats and five one-bedroom flats.

However, councillors raised significant objections, particularly regarding the design and scale of the project. The Planning Officer explained that while an earlier proposal for a smaller nine-unit scheme had been approved on appeal, this new application was substantially different. “The proposal would maximise the number of units on the site to the detriment of the local character of the area,” he stated.

Councillor **Bernie Muir** (Conservative Horton) was critical of the lack of parking provision, arguing that the development failed to consider residents with mobility issues. “More and more homes are becoming a complete barrier to people because they need a car to actually exist,” she said.

Councillor **Jan Mason** (RA Ruxley) praised the planning officers’ report, calling it “one of the best” she had seen in her 20 years as a councillor. She also criticised the design, saying: “You either make something outstanding so people say ‘wow’, or you ensure it blends in so well that it is unobtrusive. This does neither.”

Another major point of contention was the failure to meet the council’s affordable housing policy. Under planning regulations, 20% of developments of this scale should be designated as affordable housing, yet the applicant had only proposed 5%. Councillor **Chris Watson** (RA Ewell Court) called this a “cynical application”, adding: “Anyone can pick up the policy and read it. There is no excuse for submitting something that so blatantly disregards our requirements.”

Concerns were also raised about the impact on neighbouring properties. The proposed development would result in significant overlooking, overshadowing, and loss of privacy for nearby homes. It also failed to meet national space standards for several of the proposed flats.

Following the discussion, Councillor **Neil Dallen** (RA Town) proposed that the application be refused, seconded by Councillor Muir. The committee then voted unanimously in favour of rejection.

Councillor **Humphrey Reynolds** (RA West Ewell) remarked on the pattern of previous applications for the site being refused, noting that even successful appeals had not led to development. “Clearly, the developers know this is not right,” he said.

The applicant now has the option to revise the scheme and submit a new proposal or appeal the decision.

Image: EEBC papers showing overlooking of proposed 4 storey building over neighbouring properties

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