EPSOM & EWELL TIMES
For the community, by the community. A not-for-profit service

19th November 2026

ISSN 2753-2771

EPSOM & EWELL TIMES

Up to £1 where sold

There is another way to save Epsom’s Green Belt

6 November 2024



Dear Editor,

My 12 year old son spoke at the last local council planning meeting, about the importance of not building on the green belt, and I am writing to you, as an Epsom and Ewell Stamford ward resident, to echo my agreement. I’ve gone through the Land Assessment and the Draft Local Plan regulation 18, and am very concerned about the future of our green spaces in Epsom and Ewell.

While I realise there are many ways to work out how many houses to build in Epsom and Ewell, I believe it should be based on how much brownfield space we have, rather than what is possible if we build on the green belt. We obviously need to build social houses (my understanding is that there are about 1,300 families on the waiting list in Epsom and Ewell), and we must do our part with helping to build a proportion of the houses likely to be needed nationally (which the office of national statistics estimates at about a 10% increase over 15 years). The local plan suggests an increase of about 14.5% (on top of 1,300 needed for social houses), so arguably more than we need to build.

I believe an alternative local plan has been sent to the council showing that it is possible to build all the houses we need on brownfield sites identified in the Land Assessment, plus there will be more spaces that become available over the next 15 years. This means that there are no exceptional circumstances in order to justify changing green belt boundaries.

A Reigate and Banstead Green Party councillor, who is also a town planner, gave a talk earlier in the year explaining that if you build on many small brownfield sites (instead of thousands of houses on one green site), you get small, local firms tendering for the work, instead of big developers, so increasing local employment.

I am also concerned that the council is not listening to residents, with their own consultation showing that 87% of respondents are opposed to building on the green belt. And a 12,000 signature petition has been ignored. While I realise there was a concern that not all the people who signed it definitely live in Epsom and Ewell, I think it is very likely that a huge proportion of them do.

Additionally, I feel I cannot leave out how disappointed I am that the Local Plan does not specify energy standards to be met for residential house building. I believe the excuse /explanation for this is the 2022 Local Plan Viability Assessment, which includes some analysis of estimated additional costs to building if various environmental standards are adhered to. I believe that this data is incomplete as it isn’t clear whether it considers the lower cost of running an energy efficient house and the resulting potential impact in the sale price of the property. It also doesn’t compare these figures to the cost of retro-fitting houses, and doesn’t mention the financial cost to the country if we fail to protect ourselves against the worse effects of climate change.

With not acting to remove green belt following the consultation, and dragging the process out, we are now at a point where if we delay any longer, new government rules will mean drastically higher number of houses required to be built in Epsom and Ewell, and could almost wipe out all the green spaces (except The Common) over the next 15 years. Please act quickly to avoid this!

And I cannot stress enough to please remember the importance of increasing green and re-wilded spaces across the UK in order to help mitigate the worst effects of the climate crisis. Green spaces are needed for free and natural carbon sequestration, reducing air pollution, natural flood management, and for our declining wildlife. They are also used as important community spaces, and children’s’ sports, as my son and his friend pointed out in the last planning meeting.

Yours faithfully,

Yvonne Grunwald – Stamford Ward Epsom.

© 2021-2026. No content may be copied without the permission of Epsom and Ewell Times Ltd. Registered office: Upper Chambers, 7 Waterloo Road, Epsom KT19 8AY