

## NEWSLETTER No - 167 – SUMMER 2021

### CHAIR'S COMMENTARY

Dear Members,

As we all look forward to a more sociable and enjoyable summer this year, it gives me great pleasure to thank you all for your continuing support for the Society over these past difficult months, when we all faced having to adapt to challenging, and for some of us, upsetting and unsettling circumstances. I am cautiously optimistic that I will have the opportunity to meet some of you 'for real' in the months ahead as restrictions ease and we become used to going out again. Special thanks to those of you who came along to our virtual AGM last month to scrutinise and approve the Society's accounts and elect / re-elect Officers and Committee Members for the coming year and ensure that we were quorate during the process. We finished with a good question and answer session and took away some interesting ideas and suggestions.

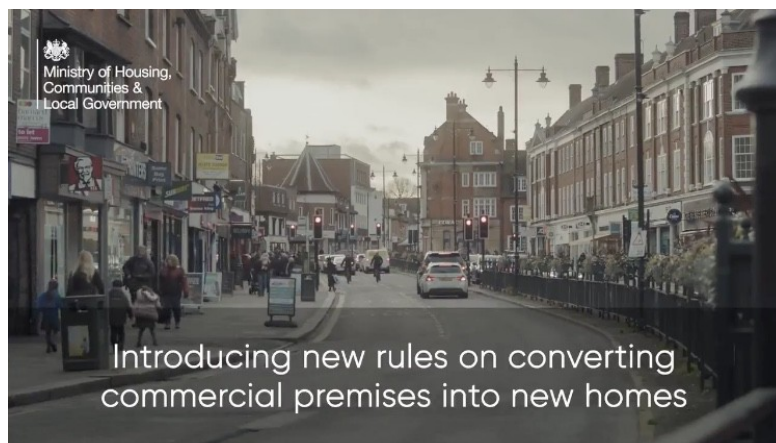


*Rosebery Park in bloom (Photo: Margaret Hollins)*

### Yet More Planning Reform

In this year's Spring newsletter, I wrote about the government's third planning reform consultation of 2020, 'Supporting housing delivery and public service infrastructure' and the Society's response to it (28/1/21) which set out at some length the reasons for **our opposition to the proposed new permitted development right (PDR) to change use from Commercial, Business and Service (Use Class E) to residential (Use Class C3)**, full details accessible here: [HMG Consultation – Supporting housing delivery and public service infrastructure – Epsom Civic Society](#) The government, however, lost little time introducing the right, with this **new PDR (Class MA) available from 1 August 2021** thanks to the Town and Country Planning (General Permitted Development etc) (England) (Amendment) Order 2021.

That the government chose Epsom High Street as the backdrop for this part of its promotional video is no doubt purely coincidental: Class MA permits **changes of use** from Class E to Class C3 without the need to go through the full planning application process. Class MA is subject to certain conditions and limitations, including a size limit of 1,500 sq m of floorspace and prior approval from the local planning authority on certain planning matters. The building must have been in use (as Class E or its predecessors) for at least two years and vacant for at least three months. Where **Article 4 directions** are in place, restricting change of use from offices to residential dwellings, they will continue up to and including 31 July 2022. **Planning permission will be needed for external building works that materially affect a building's external appearance.** Class MA is more tightly drawn than the consultation proposals envisaged. We can only wait and see as regards its impact on the town centre and elsewhere in the Borough.



Two other points to note about the 2021 Order: it **increases the size of extensions and building heights** for schools, colleges, universities, hospitals and prisons **allowed under PDRs** and **gives extra protection for unlisted statues, memorials or monuments** ('Commemorative Structures').

## Planning Bill

The Queen's Speech on 11 May announced, "Laws to modernise the planning system, so that more homes can be built, will be brought forward..." and a Planning Bill is expected in Parliament this autumn. The two-page background briefing note provides little of substance to comment on. It is expected that some, if not all, of the proposals set out in last July's Planning White Paper will be included in the Bill. The Society will keep members updated in future newsletters, via our website and social media accounts. Link to the briefing note (pp61-62) is here: [Microsoft Word - Master Lobby Pack v.final.docx \(publishing.service.gov.uk\)](#)

## Planning consultations

In our last newsletter, I mentioned that the Society intended to respond to the government's fourth consultation on planning reform regarding proposals to amend the National Planning Policy Framework and create a National Model Design Code. Read our response at this link on our website: [Changes to NPPF and National Model Design Code – HMG Consultation – Epsom Civic Society](#)

## Local Plan update

An updated timetable for the draft Local Plan was approved by the Council in March 2021 (see page 3).

Access to the evidence base for the draft Local Plan can be found here: [-- Epsom and Ewell Local Plan - Document library -- \(epsom-ewell-localplan.co.uk\)](#)

The Local Plan Programme document (March 2021) is accessible here: [Epsom & Ewell Local Plan Programme \(epsom-ewell.gov.uk\)](https://www.epsom-ewell.gov.uk/Local-Plan-Programme)

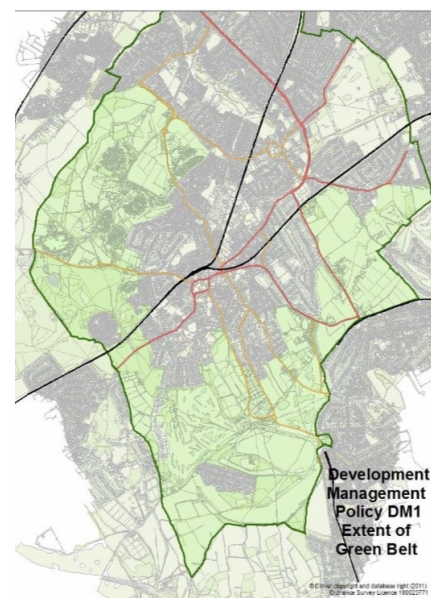
More information concerning the timeline can be found here: [-- Epsom and Ewell Local Plan - Local Plan timeline-- \(epsom-ewell-localplan.co.uk\)](https://www.epsom-ewell-localplan.co.uk/timeline)

Local Plan Key Stages	Dates
Final Issues & Options Consultation (Regulation 18 Part 2)	November 2021 - January 2022
Consider consultation responses and prepare revised Draft Local Plan	February 2022– June 2022
Report to LPPC Reg.19 Publication Version of the Draft Local Plan	June 2022
Pre-Submission Public Consultation	July – September 2022
Date of Submission to Secretary of State	October 2022
Public Hearing	January 2023
Estimated Date for Adoption	December 2023

## Local Plan, Green Belt and Known Unknowns

In March, the Society had a meeting with Chris Grayling, MP when he referred to Housing Ministers indicating that **building on the Green Belt would not be needed** to achieve the requisite amount of new housing for the Borough (EE Conservatives newsletter Spring 2021 also refers). The Secretary of State’s Ministerial Statement to Parliament last December (set out in our last newsletter) confirms the approach nationally regarding planning for new homes.

There are **two key issues that have yet to be clarified** for us locally: precisely *how and to what extent* a constraint such as the Green Belt will be factored in to policies in the draft Local Plan and consequently impact upon annual housing numbers; and secondly the consequent *impact on the townscape including 21 Conservation Areas if housing development is ‘off limits’ in the Green Belt*. The Society has generally opposed development in the Green Belt, but we also support careful strategic planning, sensitive to context, for the town and oppose any attempt to instigate a proliferation of tall towers that would detract from the character of a modern market town.



*What will the Local Plan and housing targets mean for our Green Belt?*

## Planning Services in the Borough – Our Letter to Councillors

On 19 April, the Society wrote to all councillors about the state of Planning in the Borough and questioning both capability and commitment to deliver a future that meets the aspirations of our communities. We were prompted to write in anticipation of **two major planning applications** coming before the Council's Planning Committee this spring, relating to redevelopment of the former hospital site by Guild Living (Ref 21/00252/FUL, application refused; appeal on previously refused application 19/01722/FUL opening 17 August 2021) and the demolition and redevelopment of 24/28 West Street (Ref 19/01021/FUL, decision deferred at the 12 May 2021 Planning Committee). While these applications represent a significant watershed for the Borough in terms of identifying what the Council considers **acceptable building heights for new development**, the origins of the Society's fundamental concerns are of longer gestation and relate more broadly to the Borough's Planning future.

In brief, the Society considers these applications are symptomatic of insensitivity to context and indicative of a lack of commitment to well-planned places on the part of the Council and its elected representatives and that if approved, will be deeply unpopular and undermine the ability of the Council to deliver a new Local Plan that has cross-community support. In 2019, following a public petition, the Council committed to '6 Principles' intended to underpin the new Local Plan. Read about them here: [-- Epsom and Ewell Local Plan -- \(epsom-ewell-localplan.co.uk\)](https://www.epsom-ewell-localplan.co.uk) That the integrity of the 6 principles taken as a whole will be severely compromised by approving these two applications, especially relating to the character of the Borough, design, building heights and density, is a fundamental concern and tantamount to completely disregarding community voices Council Members are elected to represent.

We have a shared interest in finding workable solutions together that will deliver the Borough's future policy and vision. The Society's letter seeks support from Council Members for a strengthened community voice to determine what we want Epsom to look like in 20 years' time, how we want it to function, and what we want it to embody in terms of being a model of good place-making and the home of diverse and resilient communities, where social and environmental value is as highly valued as economic prosperity. You can read the letter in full on our website: [Epsom Civic Society](https://www.epsomcivicsociety.org.uk)

## Draft Planning Enforcement Plan

Consultation on the plan is now open, with a closing date of 9 July for responses from members of the public. If you wish to comment on the document, you must do so in writing, please, by responding in one of three ways:

- Online at <https://epsom-ewell.inconsult.uk/system/userHome> (where you can access the draft Enforcement Plan)
- By email to [LocalPlan@epsom-ewell.gov.uk](mailto:LocalPlan@epsom-ewell.gov.uk)
- By letter to the Planning Policy team at the Town Hall, The Parade, Epsom KT18 5BY.

Paper copies of the document are available for inspection at the Town Hall and at Borough libraries.

More information here: [Consultations | Epsom and Ewell Borough Council \(epsom-ewell.gov.uk\)](https://www.epsom-ewell.gov.uk/consultations)



## Horton Cemetery

The cemetery was recommended for local listing at the 27 May meeting of the Licensing and Planning Policy Committee. Papers for the meeting provide much interesting detail about the cemetery, and can be accessed here: [\(Public Pack\)Agenda Document for Licensing and Planning Policy Committee, 27/05/2021 19:30 \(epsom-ewell.gov.uk\)](#)

## Emily Davison Statue



It was a privilege to represent the Society at the unveiling of Emily Davison's statue in the marketplace on 8 June, 108 years to the day since she died in Epsom Cottage Hospital after being struck by the King George V's horse, Anmer, at the 1913 Derby, while protesting for women's rights to vote. It was a wonderful and surprisingly moving event on a perfect summer's day, and

I am now the proud possessor of a historic event programme and a commemorative lapel pin, in the form of a suffragette flag, inscribed with Emily's name, our town and the unveiling date.

Speakers at the event were Sarah Dewing, Chair of the Emily Davison Memorial Project, sculptor Christine Charlesworth, Mandu Reid of the Women's Equality Party, Audrey Arden-Jones who read her poem, 'Tattenham Corner (For Emily Davison)' written to mark the centenary of Emily's death in 2013, Rosebery Head Girls Priya Watkinson and Anna Champness, Penni Blythe, Director of Morpeth's 2013 'Emily Inspires' programme and Philippa Bilton, one of Emily's descendants. Their respective addresses celebrated Emily's life and continue her legacy by providing inspiration for the future.

You can find out about the process of creating Emily's statue in a series of short videos showing sculptor Christine Charlesworth at work: [Emily Davison Memorial Project - YouTube](#) To learn more about Christine's work, click here: <http://www.christinecharlesworth.co.uk/>

Catch up with the event at this link: The unveiling of Emily Davison's statue in Epsom [The unveiling of Emily Davison's statue in Epsom - YouTube](#)

Congratulations to Sarah and all EDMP committee members for bringing Emily to Epsom. The Society is delighted to have played a part, along with other supporters and donors in making Emily's statue possible. Emily's arrival in Epsom signifies our Borough's recognition of both the importance of learning the lessons from history and continuing to strive for equality now and for future generations. It's good to see we are leading the way in redressing the balance

## Adopt a Tree

Our friends at Epsom and Ewell Tree Advisory Board have planted some new street trees. Please keep an eye out and water them to keep them alive. They've got handy notes attached telling you how best to water them, how much and how often.



*Look out for newly planted trees and keep them watered – every little helps!*



## Music in the Marketplace



We can all enjoy a summer of free live music thanks to the MGSO4 Festival team in association with Go Epsom (Epsom BID).

Music in the Marketplace returns every Friday 5-7pm and on Sundays 12.00 – 2.30pm, running into September. More details: [Events – MGSO4 \(mgso4festival.org\)](#) and [@MGSO4Festival](#); [Go Epsom | News | Music In The Marketplace Returns for 2021 from 6th June](#) and [@Go\\_Epsom](#).

## Standing Committee of Residents' Associations

I was pleased to be invited to join the May SCoRA meeting, a great opportunity to get to know everyone and to identify areas of common interest and opportunities for working together. I encourage RA Chairs and members to let us know of any issues that the Society may be able to help with, or campaigns we may be able to support and publicise. Opposing unsuitable high-rise buildings being recommended for permission comes to mind, as does the need to get a new Local Plan adopted that has cross-community support. Which brings me back almost full circle.

Sending good wishes to you all for the summer.

**Margaret Hollins**

## PLANNING APPLICATIONS

The following are recent or revised applications:



**Ashley Centre Entrance (21/00327/FUL):** The Centre owners applied for permission to, in their words 'Upgrade the Eastern entrance' comprising covering the existing red facing bricks to the sides in sheet cladding material with changing colours of illuminated lighting together with new undercroft lighting and new sliding aluminium entrance doors. The Society has written to object to the covering of the existing red facing bricks which we feel are strongly part of the Surrey vernacular design fitting well with the High Street architecture. It was a good design when the Ashley Centre opened in the early 1980s and we can see no reason to change it.

*Representative image of the Ashley Centre proposal to develop the frontage with materials to enable illumination. (Source: Leslie Jones Architecture)*

***Holland House Mospey Crescent (21/00110/FLH):*** Following our representation of concern, we were pleased that the application to erect a 1.8m high steel fence and gates to the front and sides of this property, which would negate the open plan design of this estate, along with Burghfield, was refused.

***The Lodge West Street Ewell (19/01604/FUL):*** To follow on from our previous report of a rather complex case whereby, in error, an approval was issued despite the application having been refused by the planning committee. The matter was heard before a judge that the decision (to refuse the application) had been quashed. It is therefore presumed that the application is to come back to the committee for a fresh decision. In the meantime, local residents and Friends of Gibraltar 'Rec' have made an enquiry with the Town Hall legal and property team into the status of the grass bank outside of the site and abutting the highway in that this land forms part of the recreation ground which was granted a "Field in Trust as a Queen Elizabeth II Field" in 2012 and would have a bearing on the development potential. The site is within the Ewell Village Conservation Area.

***107-111 East Street (20/00797/FUL):*** The Society has written twice objecting to the proposal for a large overbearing development at the corner of Kiln Lane. This application still awaits a Council decision.

***65 London Road (20/01079/FUL):*** Permission has been granted for the construction of a three to six storey building comprising 45 flats on the site of the former Organ & Dragon Public House. Interesting to add that following the approval the site is now up for sale.

***39 Manor Green Road (20/00525/FUL):*** The appeal by the applicant against the Council's refusal to grant permission for the change of use of an outbuilding in the rear garden into a one-bedroom house fronting Hamilton Close has been dismissed by the Planning Inspectorate on the grounds that the building would not provide acceptable living accommodation for the occupants. The Society wrote objecting to both the Council at the application stage and to the Inspectorate at the appeal stage and welcomes the outcome.

***113 Longdown Lane South (20/00545/CLP):*** There is no further news on the outcome of the appeal against the enforcement order about which we wrote in the Spring 2021 Newsletter.

***Madan Cottage, Avenue Road (21/00528/FLH):*** This application is for the erection of a two storey side extension to a house in a prominent location abutting the footpath which is a continuation of Madans Walk, a well-used route from Woodcote, including the hospital, to the town centre via the attractive Rosebery park. Originally, the house was built and owned by Maurice Hardouin, architect for the well-known construction group Wates (1950s) and the originator of the Downs Road Conservation Area houses. The house has previously been extended at the ground floor area. The current application is to build a second storey above the added ground floor. Whilst house extension applications are frequent and, normally, the Society does not make comment, in this case, we feel that there is reason to object to the application which will form a 5-bedroom dwelling. It is proposed to be built close to the public footpath. There is a design requirement that house extensions at the first-floor level are inset 1 metre at eaves level to prevent a terracing effect. Being next to the footpath and quite long, this would present an overbearing and tunnelling effect considered undesirable for this narrow footpath producing a very enclosed feel to this section of a well-used path. The Society has objected accordingly.

**Michael Arthur**



## CONSERVATION AND HERITAGE



*A carpet of bluebells in the ancient woodland close to Langley Vale Farm and the WW1 Woodland Trust walk (Photos: Carol Reed)*

I have certainly enjoyed the relaxation of the COVID-19 lockdown restrictions and have taken the opportunity to wander further afield. However you can find many pleasant green walks on our 'doorstep'. Our Langley Vale Woods are a delight and the carpet of bluebells was a joy to behold with the late spring weather. The Woodland Trust Centenary Wood new statues are excellent.



*(Top Right) The wave-form tribute to the 6097 British members of the Royal Navy who lost their lives at the Battle of Jutland. (Right) The new sculpture 'Witness' by John Merrill inspired by the landscape of the Somme being bare apart from twisted forms of dead trees.*



The main Planning Applications of concern include the following:

**Multi-Storey Car Park (MSCP) at Epsom Hospital (20/00249/FUL):** This application was refused at the Planning Committee Meeting held on the 12<sup>th</sup> May. This was my first opportunity to speak at a Planning Meeting objecting to the proposal. The application was for a six storey car park accommodating up to 600 cars. The Society does not object to the need for more parking but to the bulk, height, mass and utilitarian appearance of the block. It towers over the hospital and would be harmful to the character of the surrounding Woodcote Conservation Area and the adjacent Sports Club. We are also concerned that with the national awareness on Climate Change that whether there were other ways to minimise car travel and provide a more sustainable development. The Epsom Council Planners recommended approval even though their own Conservation Officer advised that the scheme could harm the Conservation Area!

**6 The Grove (20/01855/FUL):** The ECS continues to object to this latest scheme at The Grove which has already seen one application and an appeal refused. The site is within The Church Street Conservation Area and at the end of a delightful close. We support the local residents and the many people objecting to this proposal for a three-storey block of flats with surface parking. We hope that eventually an agreed compromise can be achieved. This application is currently under consideration.

**38 The Ridings (21/00064/FLH):** We supported the local residents in objecting to this application. The works included the forming of a new vehicular access, crossover and a new garden hardstanding. The premises are situated in the Downs Road Estate Conservation Area. This CA has some of the best front gardens in Epsom and should be protected so that they do not become car parks. This application has now been withdrawn.

**1 Burgh Heath Road (21/00031/FUL):** We have objected to this application for the closure of the Nursing Home and the extension of the property to build nine flats. The property is situated at the north end of The Burgh Heath Road Conservation Area. Although revised plans have been received there remains a significant effect on the adjacent neighbours and the rear premises whilst the underground parking accesses directly onto the small roundabout, which is one of our local danger spots. This application remains under consideration.



**24-28 West Street (19/01021/FUL):** This application is one of the major developments in recent years. The ECS has joined and supported the many objectors to this proposed seven to eight storey tower block. This application was reviewed at The Planning Committee meeting on the 12<sup>th</sup> May. The Council's Planning Team were recommending approval, but several committee members were concerned that important information was either missing or inaccurate resulting in the referral of this application. The scheme is now being amended and will be reviewed at a future meeting. The ECS will review any revised information when issued. It was noted that one committee member was outraged by the fact that the first view of Epsom by someone entering the town centre from West Hill would be this large ugly tower block.

**Clayhill Lodge & Allonby in West Hill (20/00031/FUL + 21/00167/FUL):** We wrote in previous newsletters describing the main application for 14 flats and 9 houses. The site is in the Stamford Green Conservation Area and adjacent to Clayhill Green. Whilst the original application is still under consideration, another has been validated for five houses at the northern part of the site. The Society continues to object and support neighbours as both applications affect the local heritage in this CA.

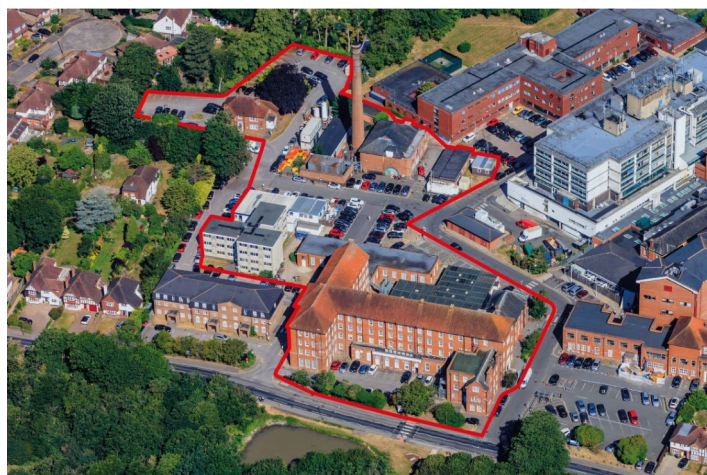
**Guild Living residential home, Epsom Hospital site, Woodcote Green Road (21/00252/FUL):** This too is one of the largest planning applications at the current time.

Following refusal of the previous application a revised proposal was submitted comprising no fewer than 177 documents!

As a brief overview the progress is as follows:

**Application 19/01722/FUL:** 302-308 care units plus apartments, suites. Refused in November 2020.

**Application 21/00252/FUL:** Reduced scheme for 267 care units plus apartments, suites. Submitted and then refused on the 7th May 2021.



*Site map of the Epsom hospital site where Guild Living proposes to build a multi-storey residential home. The site on Woodcote Green Road will dominate the Chalk Lane and Woodcote and Millennium Green pond Conservation Areas.*

**Appeal 21/00012/REF:** In progress for the original 19/01722/FUL application.

**Appeal 21/00022/REF:** In progress for the second, reduced scheme 21/00252/FUL application.

Search for the planning applications and linked appeals: [Planning applications | Epsom and Ewell Borough Council \(epsom-ewell.gov.uk\)](https://www.epsom-ewell.gov.uk/planning-applications)

Guild Living's appeal is scheduled to open on 17 August 2021. Currently 5 days have been allocated for the Inquiry. Epsom Civic Society and Woodcote (Epsom) Residents' Society submitted an initial joint response to the appellant's Statement of Case on 1 June, and a revised and updated joint response on 8 June, details on our website: [Epsom General Hospital Dorking Road Epsom KT18 7EG – Appeal Inquiry Update – Epsom Civic Society](https://www.epsomcivicsociety.org.uk/epsom-general-hospital-dorking-road-epsom-kt18-7eg-appeal-inquiry-update)

We learned on 9 June that notice of an appeal had been lodged with the Planning Inspectorate in connection with the refusal of their second planning application for the former hospital site in May 2021. Given the similarity of the proposals, the appellant is requesting that the two appeals be conjoined. If this is agreed by the Planning Inspectorate, it may increase the number of days that the Inquiry will sit.

The Planning Inspectorate reference for the first appeal is APP/P3610/W/21/3272074

The Planning Inspectorate reference for the second appeal is APP/P3610/W/21/3276483

Website: [Planning Inspectorate - GOV.UK \(www.gov.uk\)](https://www.gov.uk) Note that the time limits for submitting representations are set out in each case.

The Society is grateful to the Council for providing us with the appellant's Statement of Case to enable us to respond to the appeal in more detail. We have, however, also communicated our concern, both to the Council and to the Inspectorate that the appellant's Statement of Case in connection with the first appeal was not made generally available to members of the public via the Council's website until after the extended date for submissions by interested parties. Potentially this could have prevented some individuals and organisations from making their case fully to the Inspectorate. We will continue to monitor the situation in connection with the second appeal.

The demolition works started and then abruptly stopped in 2020. The Society is working closely with the Council and the local resident groups in continuing to object to the overall scheme.

***Chalk Lane House (former Chalk Lane Hotel) (20/01185/LBA):***

The Planning Committee at their 1 April meeting approved by 10:2, and subject to conditions (including conditions to safeguard the special architectural and historic interest of the building), new Listed Building Consent for conversion of the hotel and various alterations and extensions to the listed buildings to accommodate 21 dwelling units, car and cycle parking and private and communal gardens. Demolition works are well under way by Vulcan Ellis to undo the previous disastrous attempt to convert this listed building. It is really good to see works have restarted, a nice tidy site and so hopefully we can look forward to seeing the design by Lawray Architects and pledge to restore the building sensitively will result in an appealing development and restoration of this old hotel in the beautiful Chalk Lane Conservation Area.



*Scaffolding and building works are back under way at the former Chalk Lane Hotel.*

**Bob Hollis and Margaret Hollins**

## **CLIMATE CHANGE AND SUSTAINABLE DEVELOPMENT**

### **Climate Change - A review of existing policies within Epsom and Ewell Borough Council (EEBC)**

A review of existing EEBC policies with a focus on climate and sustainability was carried out. This included policy items relating to the structural elements, materials and energy efficiency requirements of buildings and also looked at policies such as cycling facilities, onsite renewable energy generation requirements, biodiversity measures (trees for example) and any other policies relating to potential pollution such as light, noise, air etc.

The review consisted of documents forming the current Local Plan as well as other policy documents from EEBC and Surrey County Council these are summarised in the table below. National guidelines and best practice documents including other Local Plans were also reviewed allowing a benchmark of the ambitions and objectives of our Borough (these documents are not listed in the table).

In order to provide a visual measure of how our Borough “scores” in meeting their own objectives a traffic light colour system was developed to rank the success of the measures in terms of their implementation. Green signifies the measures are considered, implemented and enforced, red means measures are either not considered at planning stage, implemented or enforced to a good standard whilst amber identifies some ambition. This scoring has been carried out in good faith based on a review of recent planning applications. It is not an absolute measure.

<b>Policy name</b>	<b>Colour-Coded Ranking</b>	<b>Highlighted measures and key policies.</b>
<b>Development Management Policies Document (EEBC 2015)</b>	<b>AMBER</b>	Document seeks to inform development management to maximise planning objectives and to “solve problems in order to deliver sustainable proposals”. Policies DM 10, 12, 19, 35 and 36 focus on sustainable transport, design standards and provision of energy from renewable sources.
<b>Local Plan Sustainability Appraisal report (2017)</b>	<b>AMBER</b>	Details what policies are to be included in a Local Plan. Implications following Brexit and new legislation to be considered.
<b>Revised Sustainability Design Supplementary Planning Document (2016)</b>	<b>RED</b>	Policy C6 of the adopted Core Strategy requires that new developments should result in a sustainable environment and reduce or have a neutral impact upon pollution or climate change. Information is to be provided in a sustainability statement.
<b>Biodiversity and Planning in Epsom and Ewell (2012)</b>	<b>AMBER</b>	Guidance to assist EEBC developers and residents in ensuring that the biodiversity is both protected and enhanced when new developments take place.
<b>Core Strategy Local Development Framework (2017)</b>	<b>RED</b>	Identifies issues and social, economic and environmental objective for the future development of the Borough up to 2022. The overarching principle is “achieve sustainable development”. Policy CS6 expects proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of both new build and conversion.

<b>Policy name</b>	<b>Colour-Coded Ranking</b>	<b>Highlighted measures and key policies.</b>
<b>Plan E (April 2011)</b>	<b>RED</b>	“Assess the potential to incorporate decentralised or renewable energy generating sources and where feasible will be provided as part of new developments. Where combined heat and power schemes are demonstrated to not be viable new developments will be designed and built with the capability to connect into such a network at a future date”
<b>Future 40 Plan (2019)</b>	<b>AMBER</b>	“Where appropriate proposals will deliver biodiversity enhancements particularly through planting and creation of green corridors”
<b>EEBC Climate Change Action Plan (2019)</b>	<b>RED</b>	“Ambitions to bring forward Borough’s first carbon neutral home and gain as well as a proposal for the Council to adopt Passivhaus Trust standards or similar.”
<b>Surrey’s Climate Change Strategy (2020)</b>	<b>RED</b>	Many strong policy ambitions and CO <sub>2</sub> equivalent reduction targets in the sectors of Transport and air quality, Energy Generation, Housing and Planning and Buildings and Infrastructure both in short term (2022) and longer term 2035 deadlines.
<b>Vehicular and Cycle Parking Guidance (Surrey, 2018)</b>	<b>AMBER</b>	Sets out Surrey’s requirements in terms of the provision of car and cycle parking for a range of residential and non-residential buildings.
<b>Surrey’s New Tree planting strategy 2020</b>	<b>RED</b>	Aim of planting 1.2 million new trees by 2030 including in urban settings and development land.

Whilst there are some good policies and intentions the main issue remains the gap between objective and implementation. Most measures seem to be non-mandatory which can easily be discounted as “not viable” or “impractical”. Coming from a Civil Engineering background, it seems as though this is an easy and often used way out for developers with little push from our Council to ensure they are, at the very least, even considered. The measures and policies currently within the Local Plan documents are fairly basic and whilst not all of them can be applicable it would be possible that through good design, site specific context and a little innovation most could. Doing so would also meet Section 14 of the NPPF (2019) measure 153 which states that “in determining planning applications, LPA’s should expect new developments to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”. The cost argument is also widely used- but one may ask who ultimately bears the cost? The building occupier through higher bills or future climate change adaptation measures,



the immediate locality in increased flood risk, traffic and air pollution, biodiversity loss or inadequate provision of tree cover and green spaces?

It is absolutely essential that we demand stronger policies are set within the forthcoming Local Plan and that we encourage and assist where possible so that the Local Plan currently being developed allows us to meet the goal of Net Zero as set by our National, County and Local governments. It is imperative and urgent that we do so.

**Aurélie Paoli**

## EVENTS

A date for your diary is **Sunday 4 July** for an **Ian West exploration of Ewell**. Please meet **at Bourne Hall car park at 2.00pm** for a walk lasting approximately one hour. The history of two Grade II Listed buildings will be investigated and it is planned to erect a gazebo in the grounds for us to meet and chat afterwards. Do bring a snack/picnic and we will have a few drinks available – it is a lovely setting and I will stay with the gazebo so you can leave your food/chairs under cover. Please let me know if you would like to come on the walk as soon as you read this Newsletter and how many members of your family will be attending. Ideally please do ring me on 01372 275580 or email [wadsworthfamily@btinternet.com](mailto:wadsworthfamily@btinternet.com)

## DINNER THEATRE AT THE MILL AT SONNING

We have booked The Mill at Sonning (<https://millatsonning.com/>) as our Christmas celebration. Members will remember it is always a highlight for the Society. This year only matinées at weekends were available and so we have booked 50 seats for **Sunday 19<sup>th</sup> December**. The cost includes a performance of Irving Berlin's musical 'Top Hat' following a delicious two-course Christmas lunch, including coffee, coach and driver tip plus the programme.

Initially a £45.00 fee is charged per person to reserve a place. The overall likely cost is £83.00 per person. We cannot know how full the coach may be which may mean some members will need to drive there – though we trust this won't be necessary. You will be informed of all charges later in the year. Please forward your booking to myself at the details in the attached form at the end of this Newsletter.



*Top Hat brings the glamour of Hollywood's golden age and the magic of the world famous dance partnership of Fred Astaire & Ginger Rogers to the stage.*

**Sheila Wadsworth**

## MEMBERSHIP AND SUBSCRIPTIONS

As we are all aware, Covid has made many things more difficult over the past 18 months including collecting subscriptions. Some members have paid for 2020, and some for 2020 and 2021, for which many thanks. We don't expect everyone to remember what they have paid and when and so your Road Rep will have marked the payment slip on page 15 with the information. If you are due to pay, your Rep will have called when delivering this Newsletter. If you were not in when the Newsletter was delivered please either deliver to your Rep. marked on the list on page 16 or use the paypal link on our website [www.epsomcivicsociety.org.uk/membership](http://www.epsomcivicsociety.org.uk/membership) Click on 'Join us' and select the PayPal option at the bottom of that page. Select individual (£2) or household (£3) membership as appropriate, or pay a different amount if you wish to make a donation or you are paying for two years. Please include your surname, post code and house number so we can identify you as having paid. When you select the yellow 'Pay Now' button, you will be taken to the PayPal website. If you have a PayPal account, you can sign in; if not, you can make the payment by credit or debit card without signing in. If you have any queries feel free to check with me. 01372 438361 email: [membership@epsomcivicsociety.org.uk](mailto:membership@epsomcivicsociety.org.uk)

**Ishbel Kenward**

### **URGENT: Call for Webmaster**

We are looking for someone with IT experience and an interest in the Society's activities to take on the Society's Webmaster and IT brief following the wish of our current and committee member, Mark Bristow, to step away from the role he has championed for many years. The brief involves first creating a new Wordpress site (preferably based on the Hestia theme) capable of interacting with our Social Media presence on Twitter and Facebook; secondly transferring existing content from the current temporary site (help will be provided by our website host); third maintenance and management of the Society's new website, including uploading documents, writing copy as necessary; and finally adding content to the Society's Facebook page. Please contact me for further information and an informal chat if you, or anyone you know, is interested in taking on the role.

If you would like to know more about what we do, please email me at:  
[chairman@epsomcivicsociety.org.uk](mailto:chairman@epsomcivicsociety.org.uk)

You can also check out our website: [www.epsomcivicsociety.org.uk](http://www.epsomcivicsociety.org.uk)

**Margaret Hollins**

Please cut off this coupon and return this reservation form with a stamped address envelope with your cheque made out to Epsom Civic Society to **Sheila Wadsworth, 8 Claverton, 52 Woodfield Lane, Ashted KT21 2BJ** (01372 275580)

---

**APPLICATION FOR DINNER THEATRE - SUNDAY 19<sup>th</sup> DECEMBER**

**The final cost will cover a two-course lunch, coffee/tea, 'Top Hat', a programme, coach travel and the driver's tip. To reserve a place the initial charge is £45.00.**

**Member Name/s .....**

**Address.....**

**Tel. No.....**

**No of tickets .....Initial cost at £45.00pp .....**

**Any dietary requirements? Yes/No Please list.....**

**Coach Collection. Please indicate.**

**(A) 10.20am Epsom Downs car park behind the tea hut by Tattenham Corner**

**(B) 10.30am The Methodist Church, Epsom**

**(C) 10.40am The Street, Ashted**

---

---

**PLEASE DETACH AND PASS TO YOUR ROAD REPRESENTATIVE**

I/We enclose.....in payment of my/our Society subscription for 2021 (£2 for single member, £3 per household) plus donation..... (optional). If paying by cheque please make payable to 'Epsom Civic Society'

Mr and/or Mrs/Ms/Miss/Other title.....

Address.....

Tel. No: ..... E-mail address.....

---

**Please send any letters or comments for consideration to:** Newsletter Editor: [publicity@epsomcivicsociety.org.uk](mailto:publicity@epsomcivicsociety.org.uk)  
All of our newsletters are available in colour on our website: [www.epsomcivicsociety.org.uk](http://www.epsomcivicsociety.org.uk)  
The document can be downloaded on screen where the website links can be downloaded.

Printed by: Pixel Digital Printing, Unit 6 Epsom Downs Metro Centre, Waterfield, Tadworth, KT20 5LR Tel: 01372 740 113