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EPSOM AND WALTON DOWNS CONSULTATIVE COMMITTEE

Monday 16 March 2026 at 6.00 pm

Place: Council Chamber, Epsom Town Hall

Online access to this meeting is available on YouTube: [Link to online broadcast](#)

The members listed below are summoned to attend the Epsom and Walton Downs Consultative Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Committee Members

Councillor Steven McCormick (Chair)
Simon Durrant, Epsom Downs Racecourse
Councillor Bernice Froud
Sarah Rayfield, British Horse Society
Alex Stewart, Epsom Downs Riders Protection Society
Nigel Whybrow, Training Grounds Management Board

Representatives invited to attend

Jim Allen, The Jockey Club (TJC)	Nick Lock, Epsom Civic Society
Caroline Baldock, Epsom Equestrian Conservation Team	Nick Harrison, Tattenham & Preston Residents' Association
Richard Balsdon, College Ward Residents' Association	James Vincenti, Epsom Downs Model Aircraft Club
Jane Clarke, Woodcote Epsom Residents' Society (WERS)	Roger Marples, Epsom Downs Model Aircraft Club
Bob Eberhard, Epsom and Ewell Cycle Action Group	

Yours sincerely



Clerk to the Conservators

For further information, please contact democraticservices@epsom-ewell.gov.uk or tel: 01372 732000

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- Do not re-enter the building until told that it is safe to do so.

Agreed by the Epsom and Walton Downs Consultative Committee: **17 March 2014**

Ratified by the Epsom and Walton Downs Conservators: **22 April 2014**

Terms of Reference:

To provide a means of regular consultation:-

- (a) on the future management and control of the tracks, rides, paths and areas for hack riding;
- (b) on the rights of horse riders on Epsom and Walton Downs pursuant to Section 15 of the Epsom and Walton Downs Regulation Act 1984 and the byelaws made under the Act; and
- (c) on any other matters affecting the use and enjoyment of the Downs by the public.

Membership (voting rights)

The Committee shall comprise:

- (a) two Council members, one of whom shall be the Chairman of the Epsom and Walton Downs Conservators (“the Conservators”);
- (b) a representative of Jockey Club Racecourses Ltd;
- (c) a representative of the trainers nominated by the Epsom and Walton Downs Training Grounds Management Board;
- (d) approved representative (and substitute as appropriate) from :-
 - (1) Epsom Downs Riders' Protection Association (or such other body or bodies for the time being as in the Conservators' view represents the interests of local horse riders);
 - (2) a representative of the British Horse Society;
- (e) such other persons as the Committee may co-opt on an ad-hoc basis for such period as the Committee may determine.

Quorum

A quorum of the Committee shall be three members including one member appointed by the Conservators and one representative of either the Epsom Downs Riders Protection Association (or such substitute body as may be specified under paragraph 3(d) above) or the British Horse Society.

Constitution document

The full Constitution of this Committee (detailing the membership, voting rights, administrative arrangements and other information) is available on Epsom and Ewell Borough Council's website at the following address: <https://democracy.epsom-ewell.gov.uk/mgCommitteeDetails.aspx?ID=173>

Public information

Please note that this meeting will be held at the Town Hall, Epsom and will be available to observe live using free YouTube software.

A link to the online address for this meeting is provided on the first page of this agenda. A limited number of seats will be available on a first-come first-served basis in the public gallery at the Town Hall. If you wish to observe the meeting from the public gallery, please arrive at the Town Hall reception before the start of the meeting. A member of staff will show you to the seating area. For further information please contact Democratic Services, email: democraticservices@epsom-ewell.gov.uk, telephone: 01372 732000.

Information about the terms of reference and membership of this Committee are available on the [Council's website](#). The website also provides copies of agendas, reports and minutes.

Agendas, reports and minutes for this Committee are also available on the free Modern.Gov app for iPad, Android and Windows devices. For further information on how to access information regarding this Committee, please email us at Democraticservices@epsom-ewell.gov.uk.

Exclusion of the Press and the Public

There are no matters scheduled to be discussed at this meeting that would appear to disclose confidential or exempt information under the provisions Schedule 12A of the Local Government Act 1972 (as amended). Should any such matters arise during the course of discussion of the below items or should the Chair agree to discuss any other such matters on the grounds of urgency, the Committee may wish to resolve to exclude the press and public by virtue of the private nature of the business to be transacted.

Questions and statements from the Public

Questions and statements from the public are not permitted at meetings of this Committee. [Annex 4.2](#) of the Epsom & Ewell Borough Council Operating Framework sets out which Committees are able to receive public questions and statements, and the procedure for doing so.

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AGENDA

1. MINUTES OF THE PREVIOUS MEETING (Pages 7 - 12)

The Committee is asked to confirm as a true record the Minutes of the Meeting of the Committee held on 13 October 2025 (attached) and to authorise the Chair to sign them.

2. ACTION TRACKER (Pages 13 - 18)

This report presents an update on the Committee Action Tracker.

3. ISSUES RAISED BY THE COMMITTEE MEMBERS (Pages 19 - 24)

To consider matters raised by Members of the Epsom and Walton Downs Consultative Committee.

4. ISSUES RAISED FOR CONSIDERATION BY INVITED REPRESENTATIVES
(Pages 25 - 38)

To discuss issues raised by representatives invited to attend the meeting of the Committee.

5. ITEMS FOR THE ATTENTION OF THE CONSERVATORS

To identify any items which the Committee wishes to be brought to the attention of the Conservators at their next meeting, and nominate a spokesperson to present them if appropriate.

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Minutes of the Meeting of the EPSOM AND WALTON DOWNS CONSULTATIVE COMMITTEE held at the Council Chamber, Epsom Town Hall on 13 October 2025

PRESENT -

Councillor Steven McCormick (Chair); Simon Durrant (Epsom Downs Racecourse), Councillor Bernice Froud, Sarah Rayfield (British Horse Society), Alex Stewart (Epsom Downs Riders Protection Society) and Nigel Whybrow (Training Grounds Management Board)

In Attendance: Jim Allen (Epsom Downs Racecourse), Richard Balsdon (College Ward Residents Association), Jane Clarke (Woodcote Residents Association) , Nick Lock (Epsom Civic Society), Michael Hall (Epsom Downs Model Aircraft Club), James Vincenti (Epsom Downs Model Aircraft Club)

Absent: Caroline Baldock (Epsom Equestrian Conservation Team) and Nick Harrison (Tattenham & Preston Residents' Association)

Officers present: Jackie King (Chief Executive), Samantha Whitehead (Interim Assistant Head of Service - Streetcare) and Phoebe Batchelor (Democratic Services Officer)

1 MINUTES OF THE PREVIOUS MEETING

The Minutes of the Meeting of the Epsom and Walton Downs Consultative Committee held on 24 March 2025 were agreed as a true record and the Chair was authorised to sign them.

2 ACTION TRACKER

The Committee received a report presenting an update on the Committee Action Tracker.

The following matters were discussed:

- a) **Conditions of the Hack Canter.** The Chair explained that the required work had been completed, and the item could now be closed on the action tracker. This was confirmed by the Member from the Training Grounds Management Board and the Epsom Downs Riders Protection Society.
- b) **Noticeboards.** The Chair explained that the draft noticeboard content had been circulated to all attendees for their comments following the meeting. The representative from the Epsom Civic Society asked when the content will be displayed on the boards. The Chair stated that once everyone is in

agreement, the next step will be to send the content to the printers and then get it on the noticeboards. The Chair expressed thanks to Councillor Spickett and the Assistant Head of Service – Streetcare for their help in getting to this stage. The representative from the Epsom Civic Society asked for confirmation that there will be content put on the lectern noticeboards, as well as the large noticeboards. The Chair confirmed that there is content prepared to go on the lectern noticeboards too and agreed to share the content with the Committee via email.

- c) **Drones.** A Member asked if there is a specific mention against flying drones on the Downs in the byelaws. The Assistant Head of Service – Streetcare stated they had taken legal advice on this topic and the byelaws do cover drones.
- d) **Spoil Heaps.** The Chair reminded the Committee that the Downs is primarily to be used for the purpose of racehorse training. The Chair informed the Committee that many spoil heaps are materials earmarked for works across the Downs. The representative from the Epsom Civic Society stated that it is not fair to say they are being repurposed and earmarked for works when many spoil heaps have sat unmoved for years. The Chair agreed to a meeting with the Jockey Club and the Assistant Head of Service – Streetcare, to identify the spoil heaps and explain or justify why they are there and what they will be used for and when, or to identify what needs to be removed from the Downs.
- e) **Toilets on the Downs.** The Chair explained that this item will remain on the action tracker but at present there is no budget to progress it.
- f) **Fibre Sand Gallop.** The Chair explained that the required work had been completed, and the item could now be closed on the action tracker. This was confirmed by the Member from the Training Grounds Management Board and the Epsom Downs Riders Protection Society.
- g) **Resurfacing of Hack Track.** The Chair explained that the required work had been completed, and the item could now be closed on the action tracker. This was confirmed by the Member from the Training Grounds Management Board and the Epsom Downs Riders Protection Society.
- h) **Events on the Downs.** The Chair informed the Committee that this item is still a work in progress and the relevant actions will be progressed to get it into a position to have the relevant information shared with interested stakeholders and visible on the Epsom and Ewell Borough Council Website. The representative from EDMAC raised that they had issues attempting to advertise their EDMAC Family Day event on the 'What's on' feature on the EEBC website. The Chair reminded the Committee of the importance of keeping the racing community abreast with any events planned on the downs.
- i) **Racehorses using Hack Track.** The Chair confirmed this item has been addressed and can be closed.

- j) **Additional Lighting.** The Chair informed the Committee that additional lighting by the Durdans, at the bottom of Chalk Lane, has been installed. The Chair explained that he had hoped to add more lighting to Chalk Lane but due to power issues and budget constraints, it was not possible to do so.
- k) **School Run Traffic.** The Chair explained that the gate at the bottom of Chalk Lane does have a Traffic Regulation Order on it, but there is an issue of who would lock and unlock the gate. The Chair informed the Committee that they are following it up with Surrey Highways to look at what options there are with this particular issue. The Member from the British Horse Society encouraged the Chair to check if the TRO reference motorised vehicles or just vehicles.
- l) **Dog Walking on the Downs.** The Chair acknowledged that there are still issues on the downs with regards to dog walkers and out of control dogs. He mentioned that there are still plans to hold an awareness day for dog walkers on the downs.
- m) **Car Park Management.** The Chair mentioned that there would be an update on this item at the January 2026 meeting of the Conservators.
- n) **Local Government Reorganisation.** The Chair informed the Committee that the decision on what is happening to Surrey as a result of Local Government Reorganisation has been delayed until the end of October. The Chair explained that it has been added to the action tracker as the reorganisation will affect the 1984 Act which governs the Downs. The Chief Executive clarified that any contracts or agreements that name Epsom and Ewell Borough Council, will be automatically transferred and inherited by the new Unitary Authority. She explained that there will be conversations taking place to understand how the Conservators will operate under the new Unitary Authority. The Chair mentioned that he has raised this item with TGMB and encouraged them to allocate budget for any legal work that would need to be done on the 1984 Act with the upcoming changes.

Following discussion, the Committee unanimously resolved to:

- (1) **Note the status and update on actions listed in the Committee Action Tracker.**

3 ISSUES RAISED FOR CONSIDERATION BY INVITED REPRESENTATIVES

The Committee discussed the issues raised by representatives invited to attend the meeting.

The following matters were discussed:

- a) **Signs on the Downs.** The Chair explained that the amount of signage is a difficult balancing act but agreed to address that balance if there is need in certain areas for additional signage for cyclists.
- b) **E-Bikes.** The representative from EDMAC raised that they are seeing a lot more e-bikes up on the downs and a lot more speeding and dangerous behaviour. The Chair explained that there is limited resource to deal with this issue. The Member from the British Horse Society suggested looking into a Public Safe Protection Order for electric bikes in the area as it would come under an antisocial issue. The Chair informed the Committee that there is a PSPO in place across the whole of Epsom, that was renewed last year at Crime and Disorder Committee, which is in place to help deal with antisocial behaviour. The Chair also mentioned that he had chaired a meeting on antisocial behaviour, with the Chair of Crime and Disorder Committee, the local MP, and several other stakeholders. He explained that non-assisted e-bikes are a problem in certain parts of the borough and encouraged people to report issues to the police as they will use that information to better target their patrols. The Assistant Head of Service – Streetcare mentioned that the police find specifics helpful and encouraged people to make note of what the riders are wearing or the make and model of the bike, if possible.
- c) **Litter bins.** The Assistant Head of Service – Streetcare explained that there has not been a budget for bins on the downs and standard practice has been repurposing bins that have been removed from other parts of the borough and putting them on the downs. The Assistant Head of Service – Streetcare informed the Committee that it could be something the Conservators would like to budget for in the future. The Chair agreed with the comments.
- d) **Events on the Downs.** The Chair reiterated that the work will be done, and the Hack Riders Facebook group and relevant stakeholders will be notified. The Chair encouraged the Committee to identify the relevant contact points and build a list for future information sharing regarding events on the downs.
- e) **Surfaces in the Car Park.** The representative from College Ward Residents' Association asked if the works on the surfaces in the car parks would be completed soon. The Assistant Head of Service – Streetcare explained that the work has been added to the Winter Workplan 25/26 and should be completed over the coming months.
- f) **Car Parking.** The representative from College Ward Residents' Association raised concerns about the parking on the triangle by the Derby Arms and asked for clarification regarding the cars that are parked there. The Chair thanked the representative for raising the issue to the Committees' attention and raised that it will be looked at and considered as part of the Car Park Management review and fed back to the Consultative Committee. The Assistant Head of Service – Streetcare

explained that there are two issues which need to be addressed, some day-to-day parking that is not to do with the Jockey Club, and the Car Park Management review in relation to events held by the Jockey Club.

- g) **Fly tipping.** The representatives from the Epsom Civic Society raised that there are still issues of fly tipping on the downs. The Chair stated they would look into the fly tipping and follow up with the Jockey Club and TGMB. The Chair explained that CCTV signs and mobile CCTV have been put up on the downs, which can be deployed as problems arise or they are allowed from an operational point of view.

Following discussion, the Committee unanimously resolved to:

- (1) **Consider the matters raised by invited representatives as set out in this report.**

4 ANY OTHER BUSINESS

The following items were raised:

- a) **Quad Bikes.** The Member from the Council informed the Committee of teenagers driving a quad bike up and down six-mile hill on Friday the 10th of October. The Member highlighted how none of the children had helmets on. The Member reported the incident to the Chair of Crime and Disorder and was attempting to report to the police. The Assistant Head of Service – Streetcare asked what time the incident occurred. The Member confirmed it was between 4 and 5pm.
- b) **German Shepherds.** The Member highlighted that there was a German Shepherd fest held on the downs, with as many as 80 German Shepherds being walked on and off the lead around six-mile hill. The Member queried if it was an organised event that was approved. The Member suggested there is a risk assessment done as the dogs are large and unpredictable. The Assistant Head of Service – Streetcare highlighted the difficulties with trying to find out the event organisers for the aforementioned event but invited the Member to share any relevant information so the event could be looked into.
- c) **Illegal Betting.** The Member raised that they had observed illegal betting taking place in nearby field following the September 28 Season Finale Raceday. The Assistant Head of Service – Streetcare explained that they tried to deal with this issue 5 years ago with the police and didn't get anywhere with it. The Assistant Head of Service – Streetcare confirmed that they are aware of the issue. The Chair agreed to raise the issue with the Borough Commander at the next anti-social behaviour meeting and with the Community Safety Partnership to see if there is anything that can be done resource wise. The Member from the British Horse Society suggested that HMRC or Customs could be contacted to see if they would take any action to combat the issue.

- d) **Fallen Trees.** The Member raised that there a few large fallen trees in the Warren woods and the Top woods that need dealing with. The Assistant Head of Service – Streetcare agreed to add them to the Winter Workplan 25/26.
- e) **EDMAC Noticeboard.** The representative from EDMAC raised that the noticeboard next to the EDMAC noticeboard is about to fall over. The Assistant Head of Service – Streetcare confirmed that this will be rectified and dealt with as soon as possible.
- f) **Hack Riders.** The representative from EDMAC raised a persistent issue with hack riders riding behind EDMAC Members, on the road parallel to the racecourse. The representative highlighted that on the noticeboard content map, hack riders should not be there. The Chair agreed to look at the map with the representative and if hack riders are not supposed to be there, this will be communicated to the relevant contacts and stakeholders.
- g) **Overgrown vegetation.** The representative from EDMAC raised that there is overgrown vegetation by the gate at the top car park near the mile post, which is causing issues for access with wheelchairs, buggies, or trollies. The Assistant Head of Service – Streetcare confirmed that it will be cut back.
- h) **Positive relationship.** The Member from the Epsom Downs Riders Protection Society expressed their thanks to the Downskeeper who had accompanied him and Nigel Whybrow on the meeting around the downs. The Member commended the positive relationships between hack riders, the Racecourse, and the Downskeepers. The Chair echoed the Members comments and highlighted the multiple positive actions and changes that have occurred on the downs.
- i) **Benches.** The representative from EDMAC expressed their happiness at the new benches that have been installed on the downs. The Assistant Head of Service – Streetcare noted the comment.
- j) **Coffee Vendor.** The Chair informed the Committee of another coffee van that will shortly begin vending on the downs.
- k) **Running Club Event.** The Chair informed the Consultative Committee about an event application that has been received to reinstate an event in 2026 organised by the Oddballs Running Club.

The meeting began at 6.00 pm and ended at 7.00 pm

COUNCILLOR STEVEN MCCORMICK (CHAIR)

ACTION TRACKER

Head of Service:	Jackie King, Chief Executive
Report Author	Phoebe Batchelor
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 – Committee Action Tracker

Summary

This report presents an update on the Committee Action Tracker.

Recommendation (s)

The Committee is asked to:

- (1) Note the status and update on actions listed in the Committee Action Tracker.**

1 Reason for Recommendation

- 1.1 To provide the Consultative Committee with the updates on action items that were expressed at the previous meeting and inform the Committee of the target completion date for each item.

2 Background

- 2.1 An Action Tracker spreadsheet was compiled following the October 2023 Meeting of the Committee. The table in Appendix 1 provides an update on progress.

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

- 3.1.1 No equality issues arise as a consequence of the contents of this report.

3.2 Crime & Disorder

- 3.2.1 No issues arise as a consequence of the contents of this report.

3.3 Safeguarding

3.3.1 No issues arise as a consequence of the contents of this report.

3.4 Dependencies

3.4.1 None.

3.5 Other

3.5.1 Not applicable.

4 Financial Implications

4.1 **Section 151 Officer's comments:** None for the purposes of this report.

5 Legal Implications

5.1 **Legal Officer's comments:** None for the purposes of this report.

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** The following Key Priorities are engaged: N/A

6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.

6.3 **Climate & Environmental Impact of recommendations:** None.

6.4 **Sustainability Policy & Community Safety Implications:** None.

6.5 **Partnerships:** None.

6.6 **Local Government Reorganisation Implications:** None.

7 Background papers

7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- None.

Other papers:

- None.

Epsom & Walton Downs Consultative Committee Action Tracker 2023-2026

Issue No.	Issue Subject	Follow-up Action	Contact	Deadline	Action Completed	Fed back to Conservators/CC Y/N	Notes
1	Condition of Hack Canter Ride	> added to the Winter Workplan for 23/24	Sam Whitehead	Feb-24	ITEM CLOSED	YES	<p>This area has suffered severe damage from vehicle use. This has worsened following the upgrades to the fibre gallop. Works to restore the surface for hack use have been promised over several winters but it remains hard, very rutted and for all but horse walking ; - Consultative Committee Issue add to winter workplan for 2023/24 and follow up with Conservators when completed.</p> <p>26/09/24 Nigel Whybrow has mentioned that vehicles have been accused but it's predominantly caused by pedestrians (desire lines). There is a good hack canter down at the bottom, that is working positively. This one is misbranded as a hack canter.</p> <p>The Streetcare Manager is to arrange a meeting with Nigel, Alex, and Caroline wc 30th of September to look at and discuss this item further.</p> <p>14/10/24 The Streetcare Manager informed the Committee that a meeting had taken place with Alex Steward and Nigel Whybrow to look at the issue and come up with a solution. The solution agreed upon, is to move the Hack Ride over slightly, as the current one is beyond repair.</p>
2	Noticeboards on the Downs	> to put up noticeboard content and protective covering	Sam Whitehead	Feb-24		Verbal update to be provided at the 16.03.26 CC Meeting	<p>25/03/24 The Chair informed the Committee that there has been a slight delay in getting the artwork for the inlay completed and agreed and that is something that has been progressing with the Streetcare Manager. The Chair acknowledge the work is significantly behind, but reassured the Committee that work is being carried out to get this job completed as soon as possible and an update will be provided once the works are complete.</p> <p>26/09/24 The Chair to bring print outs to the meeting for members and invited representatives to consider. The printers are ready to go.</p> <p>14/10/24 The Chair informed the Committee that there are copies of the information to be put on the noticeboards, for Members and invited representatives to consider and feedback on following the meeting. Invited representatives raised two noticeboards that needed further attention. The Streetcare Manager noted the locations and confirmed they would look into it.</p> <p>13/10/25 The Chair explained that the draft noticeboard content had been circulated to all attendees for their comments following the meeting. The representative from the Epsom Civic Society asked when the content will be displayed on the boards. The Chair stated that once everyone is in agreement, the next step will be to send the content to the printers and then get it on the noticeboards. The Chair expressed thanks to Councillor Spickett and the Assistant Head of Service – Streetcare for their help in getting to this stage. The representative from the Epsom Civic Society asked for confirmation that there will be content put on the lectern noticeboards, as well as the large noticeboards. The Chair confirmed that there is content prepared to go on the lectern noticeboards too and agreed to share the content with the Committee via email.</p>
3	Spoil Heaps	> removal / recycling of spoil heaps on the downs > work to start Oct 23	Nigel Whybrow and Sam Whitehead	Feb-24		Verbal update to be provided at the 16.03.26 CC Meeting	<p align="center">26/09/24 Update from Nigel Whybrow to be provided verbally.</p> <p>14/10/24 The Chair informed the Committee that the spoil heaps in the top car park have increased. The Chair explained that this is primarily due to materials arriving from Kempton and Langbourne to help update and refurbish some of the bottom gallop. The bottom gallop is due to be updated through October and some, if not all, of those materials will be used to do that work.</p> <p>The Chair confirmed they would look into the spoil heaps behind the Derby start and report back at the next meeting.</p> <p>7/03/25 The Streetcare Manager agreed to send cages up on the Downs, wc 10th of March, to removed flytipping content from the Top Car Park. The Chair agreed they would arrange to meet Jim Allen to work out what the spoil heaps are for and how long they will be there.</p> <p>13/10/25 The Chair agreed to a meeting with the Jockey Club and the Assistant Head of Service – Streetcare, to identify the spoil heaps and explain or justify why they are there and what they will be used for and when, or to identify what needs to be removed from the Downs.</p>

4	Oak Trees	> (potential) planting of an Oak Tree > talk to Nigel to determine exact location	Sam Whitehead	Nov-27	ITEM CLOSED	YES	26/09/24 The Streetcare Manager will purchase the oak trees soon. The current intention is to buy 6 x 8ft oak trees to be put in. The Epsom & Ewell Tree Advisory Board (EETAB) and Business Improve District (BID) to be approached to help financially contribute. 14/10/24 The Chair informed the Committee that the Epsom and Ewell Tree Advisory Board are happy to fund the trees, depending on the size. The Chair set out that the next steps will be to discuss with the Council's Tree Officer, and the Countryside Team, to progress this item along. The Chair raised that there is a suggestion that the trees are a mix of oak trees and disease resistant elms. The Chair committed to speak to the Business Improvement District to provide additional funding for the project. 7/03/25 The Chair provided the update that the Epsom BID and TAB will be splitting the cost of the trees.
5	Ice Cream Van	> risk assessment of current location of ice cream van > start conversation with vendor about potentially moving pitch/location	Sam Whitehead	May-24	ITEM CLOSED	YES Report went to Conservators on the 17/06/24 and 23/06/25	The Conservators agreed on the 17/06/24 that Officers would investigate and take legal advice to determine if the Ice Cream Vendor could be relocated to the Downskeepers's Hut Car Park, for safety reasons. 26/09/24 Streetcare Manager to get in touch with the vendor and move this along. 26/09/24 The wider scheme of vending on the downs (discussed at Conservators on the 17/06/24) is in progress - with the six month trial commencing soon. Contracts for the pilot scheme are currently with legal to be looked at before anything is agreed with specific vendors. The Streetcare Manager is currently looking into appropriate pitch sites. 14/10/24 The Streetcare Manager confirmed that the Ice Cream Van will move location, into the Downskeepers Car Park, starting from next season.
6	Sycamore Trees	> discussion regarding management of sycamore trees on the downs > recognition and research into the potential threat they pose to horses	Sam Whitehead (and Tree Officer and Countryside Team)	May-24	ITEM CLOSED	YES Fed back to CC on the the 14th of October 2024	26/09/24 Streetcare Manager has had discussions with the Countryside Officer. The Sycamore trees have been up there for years and no horses have fallen foul. This item will continue to be monitored and updates fed back if any issues arise. The trees will not be cut down as they are key at the moment to fill gaps from Ashdieback works.
7	Grandstand Road Car Park Volunteer	> discussion with Mayor regarding the inviting of volunteer to have tea in the Mayor's Parlour > organising of tea with the mayor and an award / certificate for volunteers continued hard work	Jackie King	Jan-24	ITEM CLOSED	YES Fed back to CC on the 25th of March 2024	19/2/24 Unfortunately both volunteers declined any recognition so not progressed at their request
8	Toilets on the Downs	> To assess the options for the future provision of a toilet facility at the Downs	Mark Shepherd and Sam Whitehead	N/A	No budget provision for either construction or ongoing maintenance	Fed back to CC March and October 2024	25/03/24 The Chair informed the Committee that there is currently no budget provision for this project so it will be worth looking at different forms of additional funding. The Chair confirmed this was a longterm project that will be looked into further. 26/09/24 There is still no budget provision. This item will be kept on the action tracker and will be updated as and when anything changes.
9	Fibre Sand Gallop	> an unfriendly horse crossing of fibre sand gallop on Walton Road approaching the woods	Nigel Whybrow and Sam Whitehead	Nov-24	ITEM CLOSED	YES Fed back to CC at 13.10.25 Meeting	25/03/24 The Member from the Epsom Downs Riders Protection Society asked if the layout could be improved. The Member from the Training Grounds Management agreed to meet with the Member from the Epsom Downs Riders Protection Society to gain more information regarding the unfriendly horse crossing and then to feedback at the next Consultative Committee Meeting. 26/09/24 Streetcare Manager to arrange to meet Alex Stewart on site and see if improvements can be made. 14/10/24 The Chair informed the Committee that a meeting had taken place with the Streetcare Manager, Nigel Whybrow, and Alex Stewart. The solution agreed is for Nigel Whybrow to amend the gateway that crosses the fibre sand gallop, to make it more open and inviting for hack riders to get across. 13/10/25 The Chair explained that the required work had been completed, and the item could now be closed on the action tracker. This was confirmed by the Member from the Training Grounds Management Board and the Epsom Downs Riders Protection Society.
10	Vegetation Dump near Rifle Butts Alley	> Concern as plastic waste has been seen accumulating - need to monitor situation	Sam Whitehead	Nov-24	ITEM CLOSED	YES Fed back to CC October 2024	25/03/24 The Chair informed the Committee that the Downskeepers will investigate and take any action necessary, and an update will be provided at the next Committee Meeting. 26/09/24 Rifle Butts Alley is being cleared currently. 14/10/24 The Streetcare Manager informed the Committee that the vegetation dump has been cleared.

11	Resurfacing of Hack Track from Langley Vale behind Downs House	> The resurfacing includes stones and rocks and needs to be looked at	Nigel Whybrow and Sam Whitehead	Nov-24	ITEM CLOSED	YES Fed back to CC at 13.10.25 Meeting	25/03/24 The Member from the Training Grounds Management informed the Committee that said now the weather is drier, it will be something the team will focus on, and an update will be brought back to next meeting. 14/10/24 The Chair informed the Committee that they had visited the Hack Center in question, and observed it was ok. The Chair invited Members and representatives to raise anything if they were still experiencing issues. The Chair agreed to speak to Nigel Whybrow to look at the areas mentioned by invited representatives and focus on getting some improvements. 13/10/25 The Chair explained that the required work had been completed, and the item could now be closed on the action tracker. This was confirmed by the Member from the Training Grounds Management Board and the Epsom Downs Riders Protection Society.
12	Events on the Downs - Webpage	> collate information about events on the downs (how to apply, classification of events, table of events) > update and add info to EEBC Website	Sam Whitehead (and Business Support and Democratic Services)	Apr-25		Verbal update to be provided at the 16.03.26 CC Meeting	27/01/25 Conservators received a report which stated that the events on the downs would be listed on the EEBC website. 13/10/25 The Chair informed the Committee that this item is still a work in progress and the relevant actions will be progressed to get it into a position to have the relevant information shared with interested stakeholders and visible on the Epsom and Ewell Borough Council Website.
13	Race Horses using Hack Tracks	> Speak to Nigel Whybrow to look into issues with Race Horses using Hack Tracks	Nigel Whybrow and Steven McCormick	Oct-25	ITEM CLOSED	YES Fed back to CC at 13.10.25 Meeting	14/10/24 The Chair noted comments made about race horses using hack tracks and confirmed they would speak to Nigel Whybrow and the issue will be addressed. 13/10/25 The Chair confirmed this item has been addressed and can be closed.
14	Additional Lighting	> look into possibility of additional lighting outside the Durdans	Steven McCormick	Oct-25	ITEM CLOSED	YES Fed back to CC at 13.10.25 Meeting	14/10/24 The Chair informed the Committee that they have asked SCC for additional lighting, to improve safety, to be put in place outside the Durdans. The Chair stated that if that can be achieved within their SCC Member allowance, it will be actioned. 7/03/25 The Chair provided the update that these lights have been quoted for and signed off. 13/10/25 The Chair informed the Committee that additional lighting by the Durdans, at the bottom of Chalk Lane, has been installed.
15	School Run Traffic	> look into issues with speeding traffic on Chalk Lane > Check TRO	Steven McCormick	Oct-25		Verbal update to be provided at the 16.03.26 CC Meeting	14/10/24 An invited representative flagged an issue with speeding traffic on Chalk Lane and queried if the gate at the bottom of Chalk Lane could be locked. The Chair informed the Committee that Surrey Highways have looked into this and determined that the gate can be locked, but the logistics of how it will be managed is an issue that has not been sorted yet. The Chair committed to providing an update when here is more information to share. The Member from the BHS raised that the Traffic Regulation Order should be checked to see if it mentions all vehicular traffic or just motorised traffic. The Chair confirmed that they would check the TRO. 13/10/25 The Chair explained that the gate at the bottom of Chalk Lane does have a Traffic Regulation Order on it, but there is an issue of who would lock and unlock the gate. The Chair informed the Committee that they are following it up with Surrey Highways to look at what options there are with this particular issue. The Member from the British Horse Society encouraged the Chair to check if the TRO reference motorised vehicles or just vehicles.
16	Dog Walking on the Downs	> look into options regarding dog walking on the downs and increasing awareness of restrictions and improving behaviour of dogs and owners	Sam Whitehead	Jan-26		Verbal update to be provided at the 16.03.26 CC Meeting	14/04/24 Discussion at CC Meeting regarding out of control dogs. 04/11/24 Conservators received a report on the Nonsuch Dog Licensing Scheme and debated options for dealing with out of control dogs on the downs. The decision was to plan a targeted communication campaign regarding dog walking behaviour on the Downs. 13/10/25 The Chair acknowledged that there are still issues on the downs with regards to dog walkers and out of control dogs. He mentioned that there are still plans to hold an awareness day for dog walkers on the downs.

17	Car Park Management Plan	<p>> the Jockey Club to produce a Management Plan to assess how the land would be used and how it would be managed to ensure there was no detrimental effect on the habitat</p> <p>>once produced will be approved by senior Officers in consultation with the Chair of the Conservators</p>	TJC, Sam Whitehead, and Steven McCormick	Jun-25		Verbal update to be provided at the 16.03.26 CC Meeting	<p>27/01/25 Review of Car Parks report went to Janaury 2025 Conservators - The Chair asked for the management plan to be added to the Action Tracker.</p> <p>26/01/26 The Conservators received and unanimously agreed the Car Park Management Plan.</p>
18	Local Government Reorganisation	<p>>Local Government Reorganisation across Surrey will affect the make up and work of the Conservators and Consultative Committee</p>	Jackie King	May-27		Verbal update to be provided at the 16.03.26 CC Meeting	<p>1/08/26 Question received from invited CC rep regarding LGR and CGR implications on Conservators and Consultative Committee.</p> <p>13/10/25 The Chair informed the Committee that the decision on what is happening to Surrey as a result of Local Government Reorganisation has been delayed until the end of October. The Chair explained that it has been added to the action tracker as the reorganisation will affect the 1984 Act which governs the Downs. The Chief Executive clarified that any contracts or agreements that name Epsom and Ewell Borough Council, will be automatically transferred and inherited by the new Unitary Authority. She explained that there will be conversations taking place to understand how the Conservators will operate under the new Unitary Authority. The Chair mentioned that he has raised this item with TGMB and encouraged them to allocate budget for any legal work that would need to be done on the 1984 Act with the upcoming changes.</p>

MATTERS RAISED BY COMMITTEE MEMBERS

Head of Service:	Jackie King, Chief Executive
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 – Warren Woods and General Woodland around the Downs (photos provided by Cllr Bernice Froud)

Summary

To consider matters raised by Members of the Epsom and Walton Downs Consultative Committee.

Recommendation (s)

The Committee is asked to:

- (1) Consider the matters raised by members of the Committee as set out in this report.

1 Reason for Recommendation

- 1.1 Section 7c of the Constitution of the Epsom and Walton Downs Consultative Committee permits any member of the Committee to have an item included on the agenda subject to the item being delivered to the Clerk at least 10 days before the next meeting of the Committee.
- 1.2 Accordingly, this report informs the Committee of items requested for this meeting by Members of the Committee.

2 Items requested by Members

- 2.1 The following matters have been requested by Councillor Bernice Froud:

1: Grandstand Road

The road is consistently dangerous with potholes everywhere. Can SCC sort it.

2: Warren Woods and General Woodland around the Downs

The woods are looking really neglected, huge trees and branches down everywhere, paths regularly blocked. Are there any solutions as I understand woods used to be maintained/inspected but this does not happen anymore?

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None.

3.2 Crime & Disorder

3.2.1 None.

3.3 Safeguarding

3.3.1 None.

3.4 Dependencies

3.4.1 None.

3.5 Other

3.5.1 None.

4 Financial Implications

4.1 None.

4.2 **Section 151 Officer's comments:** None for the purposes of this report.

5 Legal Implications

5.1 None.

5.2 **Legal Officer's comments:** None for the purposes of this report.

6 Policies, Plans & Partnerships

6.1 **Council's Key Priorities:** Not applicable.

6.2 **Service Plans:** Not applicable.

6.3 **Climate & Environmental Impact of recommendations:** None.

6.4 **Sustainability Policy & Community Safety Implications:** None.

6.5 **Partnerships:** None.

7 Background papers

7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- [Epsom and Walton Downs Consultative Committee, 14 October 2024](#)

Other papers:

- [Constitution of the Epsom and Walton Downs Consultative Committee](#)

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Warren Woods and General Woodland around the Downs

(photos provided by Cllr Bernice Froud)





ISSUES RAISED FOR CONSIDERATION BY INVITED REPRESENTATIVES

Head of Service:	Jackie King, Chief Executive
Report Author	Phoebe Batchelor
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 – Spoil Heaps (photos provided by Nick Lock, Epsom Civic Society)

Summary

To discuss issues raised by representatives invited to attend the meeting of the Committee.

Recommendation (s)

The Committee is asked to:

- (1) Consider the matters raised by invited representatives as set out in this report.

1 Reason for Recommendation

- 1.1 Section 4 of the Constitution of the Epsom and Walton Downs Consultative Committee sets out that a number of representatives will be invited to attend meetings of the Committee and may participate in the discussions (but not vote) on items. The Chair has agreed to permit invited representatives to raise matters within the terms of reference of the Committee and to be included on the agenda subject to the item being delivered to the Clerk at least 10 days before the next meeting of the Committee.
- 1.2 Accordingly, this report informs the Committee of matters raised for consideration by invited representatives for this meeting by Members of the Committee.

2 Background

- 2.1 The following issues have been raised for consideration:

Epsom Equestrian Conservation Team, Caroline Baldock

1: Litter

There is always a problem with litter.

2: Signs

When are the signs going to be put up?

College Ward Residents Association, Richard Balsdon

1: Derby impact on neighbouring residents

Recent press coverage indicates that the Jockey Club “makes family pitch to help Derby crowd.” What impact is this expected to have on neighbouring residents?

2: Maintenance of the Bunds

What is the Conservators’/Downskeepers’ policy for the maintenance of the Bunds, both recently introduced and longer established?

Epsom Civic Society, Nick Lock

1: Spoil Heaps

ECS has raised this issue many times previously, and we are disappointed with the lack of progress that has been made with promised improvements. Our view remains that the Conservators are failing to meet their duty, under the Epsom & Walton Downs Regulation Act 1984, to “preserve the Downs so far as possible in their natural state of beauty” and should be taking stronger steps to ensure that the owners take responsibility for removing unnatural material that despoils the environment. We were told at the last meeting that there would be review of all the heaps to establish what they consist of, and to understand what is intended to be done with them, but we have yet to see this. We have seen a public media claim following the last Consultative Committee meeting that “all” the spoil heaps are intended for use in individual projects, even though some of them contain dumped

gallop track material mixed with stones that would not seem to be of practical use anywhere. In some cases (e.g. the dumped material behind the Derby start that originated from the most recent fibre sand track refurbishment) the heaps have been there for a number of years. If these were really intended for a project, we would have expected that project to have been completed long ago. Please could we have a detailed schedule listing all the spoil heaps (about 10 separate piles in the 7th furlong car park and 4 in the wider Downs area), detailing the project to which they relate, and the timeline for completion of that project.

We note that work has now started on the 6th furlong chute, to realign the track that used to pass over the racecourse; this has resulted in yet another spoil heap near to Epsom Road North. Please can we have an assurance this new heap will only be there temporarily?

As well as spoil, other rubbish and equipment has accumulated in the 7th Furlong Car Park, including some rubble from fly-tipping, a large pile of rolls of astroturf, and four large water containers. We understand that there are plans for use of the astroturf and would like clarification on timing of these as the pile is very unsightly. It seems to ECS that the water containers should be stored in one of the racecourse compounds (e.g. behind the Derby Arms) rather than disfiguring the public car park. We are pleased to note however that the old agricultural machinery we mentioned at the last meeting has now been removed. Overall, however, the end of the car park still looks very untidy, which potentially makes it a magnet for litterers and fly tippers - as well as spoiling the view for visitors.

2: Noticeboards

At the last meeting, members of the Consultative Committee were shown drafts of the proposed material to go on the empty noticeboards (another very long-running concern of ours). Please could we have an update on whether the content has now been agreed, and if so, when it will be installed on the noticeboards.

3: Litter Bins

We note that in the budget agreed for 2026 there is a provision for new litter bins. We welcome this, as removal of the old litter bin near the junction of the Langley Vale track with Six-Mile Hill resulted in an accumulation of dog poo bags where the bin had once been (happily this has recently been cleared and the bin reinstated). It would be helpful to have more bins on the junctions of the track next to the bottom gallop, where paths cross the gallop, as that would encourage public visitors to the Woodland Trust Langley Vale Wood to dispose of their litter properly rather than leaving it on the Downs.

Epsom Downs Modal Aircraft Club (EDMAC), James Vincenti

1: Runway Damage

Horses continue to run across our runway leaving damage to the surface. We have been told that organised runs are also being led across our runway. Both of these leave marks in the surface that could pose a risk to models landing and taking off.

2: Family Day

Our next family day is scheduled for bank holiday 4th May 2026. This is building on our first attempt last year with many lessons learned.

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None.

3.2 Crime & Disorder

3.2.1 None.

3.3 Safeguarding

3.3.1 None.

3.4 Dependencies

3.4.1 None.

3.5 Other

3.5.1 None.

4 Financial Implications

4.1 **Section 151 Officer's comments:** None for the purposes of this report.

5 Legal Implications

5.1 **Legal Officer's comments:** None for the purposes of this report.

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** Not applicable.
- 6.2 **Service Plans:** Not applicable.
- 6.3 **Climate & Environmental Impact of recommendations:** None.
- 6.4 **Sustainability Policy & Community Safety Implications:** None.
- 6.5 **Partnerships:** None.

7 Background papers

- 7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- [Epsom and Walton Downs Consultative Committee, 13 October 2025](#)

Other papers:

- [Constitution of the Epsom and Walton Downs Consultative Committee](#)

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Spoil Heaps (photos provided by Nick Lock, Epsom Civic Society)















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