

EPSOM AND WALTON DOWNS CONSERVATORS

Monday 26 January 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 Conservators 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, the Council (Chair)
Jim Allen, Jockey Club Racecourses (the Company) (Vice-Chair)
Councillor Christine Cleveland, the Council
Andrew Cooper, Jockey Club Racecourses (the Company)
Simon Dow, Horserace Betting Levy Board (the Levy Board)
Simon Durrant, Jockey Club Racecourses (the Company)
Councillor Liz Frost, the Council
Councillor Bernice Froud, the Council
Councillor Kim Spickett, the Council
Councillor Clive Woodbridge, the Council

Yours sincerely



Clerk to the Conservators

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

EMERGENCY EVACUATION PROCEDURE

No emergency drill is planned to take place during the meeting. If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions.

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building, but move to the assembly point at Dullshot Green and await further instructions; and
- Do not re-enter the building until told that it is safe to do so.

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](mailto: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.

Filming and recording of meetings

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Members of the Press who wish to film, record or photograph a public meeting should contact the Council's Communications team prior to the meeting by email at: communications@epsom-ewell.gov.uk

Filming or recording must be overt and persons filming should not move around the room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non-handheld devices, including tripods, will not be allowed.

AGENDA

1. MINUTES OF THE PREVIOUS MEETING (Pages 5 - 8)

The Conservators are asked to confirm as a true record the Minutes of the Conservators' Meeting held on 3 November 2025 (attached) and to authorise the Chair to sign them.

2. MINUTES OF THE EPSOM AND WALTON DOWNS CONSULTATIVE COMMITTEE (Pages 9 - 18)

To receive the Minutes of the meeting of the Epsom and Walton Downs Consultative Committee held on 13 October 2025.

3. BUDGET 2026/27 (Pages 19 - 26)

This report seeks approval for the 2026/27 budget and the recommended precepts on the constituent bodies.

4. RISK REGISTER (Pages 27 - 34)

This report presents the risk register for Epsom and Walton Downs (EWD) for review and note by the Conservators.

5. EPSOM DOWNS RACING SEASON 2026 (Pages 35 - 42)

This report informs the Conservators of dates for race meetings in 2026 and presents a request from Jockey Club Racecourses for consent for race meetings and extensions to the periods permitted for fencing, as required by the Epsom and Walton Downs Regulation Act 1984 and Epsom and Walton Downs Byelaws.

6. DERBY 2026 UPDATE (Pages 43 - 46)

An update on the arrangements for the Derby 2026.

7. EVENTS ON THE DOWNS 2026 (Pages 47 - 62)

This report informs Conservators of the current confirmed events on the 2025/26 Events Calendar for the Downs and seeks approval for two new events proposed to take place in 2026.

8. SCHEME FOR BBQS AT THE RACECOURSE REVIEW (Pages 63 - 68)

To review the use of barbecues during 2025 race meetings and receive an application from Epsom Downs Racecourse for the use of barbecues at events throughout 2026.

9. CAR PARK MANAGEMENT (Pages 69 - 76)

To update the Conservators on the use of the Owners and Trainers and Derby Arms Car Parks by the Racecourse during 2025 and to formally request permission for ad-hoc use in 2026.

10. REINTRODUCTION OF GRAZING TO JUNIPER HILL (Pages 77 - 86)

One of the three main objectives of the current five-year Epsom and Walton Downs Habitat Management Plan (2023-2028) is to draw up a project plan to reintroduce grazing to Juniper Hill.

At the Conservators meeting held on 23rd June 2025, it was agreed to progress the project, using robust fencing and for an implementation plan to be brought to the January meeting.

11. PROPOSAL TO LAY RUBBER SURFACE TO BRIDGE OVER UNDERPASS (Pages 87 - 94)

This report presents a proposal from The Jockey Club to replace the existing tarmac surface with a permanent black wet-pour rubber surface on the bridge over the underpass at Epsom Downs Racecourse, near the Rubbing House Public House. The proposal seeks to improve safety for equine and pedestrian users and to provide consistency with existing rubberised surfaces elsewhere on the Racecourse.