

Public Document Pack

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

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- Do not stop to collect personal belongings;
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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.

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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.

**Minutes of the Meeting of the EPSOM AND WALTON DOWNS CONSERVATORS
held at the Council Chamber, Epsom Town Hall on 3 November 2025**

PRESENT -

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 Durrant (Jockey Club Racecourses (the Company)), Councillor Liz Frost (the Council), Councillor Bernice Froud (the Council), Councillor Kim Spickett (the Council) and Councillor Clive Woodbridge (the Council)

Absent: Simon Dow (Horserace Betting Levy Board (the Levy Board))

Officers present: Jackie King (Chief Executive), Sue Emmons (Chief Accountant) and Phoebe Batchelor (Democratic Services Officer)

11 MINUTES OF THE PREVIOUS MEETING

The Minutes of the previous meeting of the Epsom and Walton Downs Conservators held on 23 June 2025 were agreed as a true record and signed by the Chair.

12 DATES OF MEETINGS IN 2026

The Conservators received a report requesting they agree the dates of their normal meetings to be held in 2026.

The following matters were considered:

- Councillor Froud proposed that the Monday the 2nd of November 2026 meeting is moved to be held on Monday the 9th of November 2026 instead. This is to avoid the meeting clashing with the Residents' Association Group Meeting.

The proposal was seconded by Councillor Spickett.

The Conservators unanimously agreed the change to the meeting date and recommendation (1c).

- a) **Apologies.** Councillor Frost raised that they are unable to attend the Conservators meeting scheduled for Monday the 22nd of June 2026.

Following consideration, the Conservators unanimously resolved to:

(1) Agree to hold their normal meetings in 2026 on the following dates:

- (a) Monday 26 January 2026 at 18.00 hours**
- (b) Monday 22 June 2026 at 18.00 hours**
- (c) Monday 9 November 2026 at 18.00 hours**

13 MID-YEAR BUDGET MONITORING REPORT

The Conservators received a report on the income and expenditure position as at 31 August 2025 and seeking guidance on the preparation of the budget and precept for 2026/27.

The following matters were considered:

- a) **Grounds Maintenance.** A Member of the Conservators asked about the rise in fuel costs in the budget compared to last year. The Member queried why the cost had been raised and why it is projected to stay at the higher amount for the 2026/27 budget, when the actual amount spent on fuel is much lower as it stands currently. The Chief Accountant explained that there are fuel cards used for the machinery and the Assistant Head of Services – Streetcare will look at and consider which machines and vehicles have been used to ensure the appropriate fuel amount is charged. She continued to explain that the figures are provided as an indication from the Council's Waste and Transport Manager, as he manages all of the Council's vehicles, and may err on the side of caution to keep in mind potential fluctuations in fuel prices. The Chief Accountant agreed to take the query away and speak to the relevant officers to learn if that figure could be lowered.
- b) **General Office Expenses.** A Member of the Conservators asked about the Keepers' Hut General Office Expenses. The Member highlighted that nothing was spent last year and asked what this money was for and whether it is necessary and what justification there is for setting the budget at a much higher figure than has been spent in recent years. The Chief Accountant informed the Conservators that they would raise this query with the Assistant Head of Services – Streetcare to determine what these funds are for and garner a justification as to why they are needed.
- c) **Consultative Committee.** The Chair raised that there had been discussions at the E&WD Consultative Committee about potentially adding a new budget line for new litter bins on the Downs. The Chair stated that there is a new income stream for the Conservators thanks to the vending on the downs scheme which could be used to provide some improvements on the downs.

Following consideration, the Conservators unanimously resolved to:

- (1) Note the mid-year (Q2) income and expenditure position;**
- (2) Provide guidance on the preparation of the budget for 2026/27;**
- (3) Note the conclusion of the 2024/25 external audit of the accounts.**

14 ASSESS VIABILITY OF REROUTING THE HORSE WALK AT THE 6-FURLONG SHOOT

The Conservators received a proposal from The Jockey Club to re-route the path across the 6 furlongs start chute on Walton Downs.

The following matters were considered:

- a) **Completion of Works.** A Member of the Conservators asked if there was anything that could be done or pressure that could be applied to ensure that the works are completed ahead of the 2026 Derby Festival. Andrew Cooper informed the Conservators that the works will cost roughly £15k and the Jockey Club are currently in the midst of a budgetary process which will hopefully conclude soon and confirm that the relevant funds are available to have the works completed ahead of the 2026 Derby Festival. He confirmed that they are hopeful and committed to the works being completed prior to the Derby.
- b) **Longevity of solution.** A Member of the Conservators queried if the solution proposed will be a long-term or permanent solution. Andrew Cooper confirmed that it is planned to be a permanent and long-lasting solution to the situation. He raised that there will be ongoing maintenance which will be covered.
- c) **Communications.** The Chair highlighted the importance of communicating the works and change to members and invited representatives of the Consultative Committee and other users of the downs. The Chair informed Conservators that this item has been through the Training Grounds Management Board already.
- d) **Aesthetics.** A Member of the Conservators raised that the aesthetics of the Downs is important, and the proposed works will be a positive change. Andrew Cooper confirmed that the shoot will look tidier when it is properly railed off.
- e) **Epsom Racecourse.** The Vice Chair stated that the visual and physical improvements are paramount to raising the status and reputation of Epsom Racecourse. He explained it is an important feature of the racecourse that the Jockey Club would like to improve on, alongside other areas in the coming years.

Following consideration, the Conservators unanimously resolved to:

(1) Approve the permanent closure of the existing path/horse-walk across the 6 furlongs start chute and create a new rerouted path to the rear of the start chute as detailed in Appendix 1.

The meeting began at 6.00 pm and ended at 6.26 pm

COUNCILLOR STEVEN MCCORMICK (CHAIR)

MINUTES OF THE EPSOM AND WALTON DOWNS CONSULTATIVE COMMITTEE

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 – Minutes of the Epsom and Walton Downs Consultative Committee held on 13 October 2025

Summary

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

Recommendation (s)

The Conservators are asked to:

- (1) Receive and note the Minutes of the meeting of the Epsom and Walton Downs Consultative Committee held on the 13 October 2025.**

1 Reason for Recommendation

- 1.1 The Minutes of meetings of the Epsom and Walton Downs Consultative Committee are presented to the Conservators for information and consideration. This report presents the Minutes from the meeting of the Committee held on 13 October 2025.

2 Background

- 2.1 The Epsom and Walton Downs Consultative Committee was created following an undertaking made to the Select Committee of the House of Lords during the passing of the Epsom and Walton Downs Regulation Act 1984.
- 2.2 The Committee's Constitution was ratified by the Conservators on 24 April 2014, and sets its terms of reference as follows:
 - “To provide a means of regular consultation:

- on the future management and control of the tracks, rides, paths and areas for hack riding;
- 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
- on any other matters affecting the use and enjoyment of the Downs by the public.

2.3 The Constitution of the Epsom and Walton Downs Consultative Committee sets out that the Minutes of Committee's meetings will be given to the Conservators for consideration.

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 for the purposes of this report.

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

5 Legal Implications

5.1 None for the purposes of this report.

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

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** Not relevant to this report.
- 6.2 **Service Plans:** Not relevant to this report.
- 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:

- [Constitution Epsom and Walton Downs Regulation Act 1984 Consultative Committee](#)

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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 are 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)

BUDGET 2026/27

Head of Service:	Cagdas Canbolat, Director of Corporate Services and Section 151 Officer (Chief Finance Officer)
Report Author	Oana Merla, Accountant
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 – Recommended Budget for 2026/27

Summary

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

Recommendation (s)

The Conservators are asked to:

- (1) Note the latest income and expenditure position for 2025/26.
- (2) Approve the 2026/27 budget and the requested precepts, as set out in section 4 and Appendix 1 to this report.

1 Reason for Recommendation

- 1.1 To inform the Conservators of the forecast outturn for 2025/26 and seek approval for the 2026/27 budget.

2 Background

- 2.1 As a basis for agreeing a budget and contribution levels for 2026/27, this report:
 - 2.1.1 informs the Conservators of the current year income and expenditure position and forecast outturn as of 31 March 2026.
 - 2.1.2 seeks approval of the recommended budget for 2026/27 as set out in Appendix 1.

3 Forecast for 2025/26

- 3.1 The Conservators received a mid-year monitoring report at the meeting on 3 November 2025. Net expenditure for 2025/26 is now forecast at £490,383 which would result in a surplus of £10,372 against the budget of £500,755.
- 3.2 This is changed from the November 2025 position with the net surplus increased from £4,637 to £10,372, due to reduced expenditure on fuel by £5,735. A detailed update of forecast income and expenditure for 2025/26 is included in Appendix 1.
- 3.3 The working balance stood at £63,421 at 31 March 2025. The projected £10,372 surplus, and the addition of a £7,599 budgeted contribution to reserves, would increase the working balance to £81,392.

4 Budget estimates 2026/27

- 4.1 The recommended budget estimates for 2026/27 are attached at Appendix 1.
- 4.2 An initial draft budget was presented to the Conservators at the November 2025 meeting.
- 4.3 As supported by the Conservators in November, the proposed budget at Appendix 1 includes precept increases of 3% and is summarised in the following table:

	£'000
Grounds maintenance	88
Keeper's hut	11
Central and staffing expenses	423
Contribution to working balance reserve	2
Derby Traveller Caravan Site	6
Events and other income	(14)
Net expenditure	516
Contribution from EEBC/EDR/TB	(516)
Budget Surplus	0

- 4.4 Net expenditure is forecast at £515,775, which is a 3% increase overall compared to the current year's budget.
- 4.5 There is a report for consideration on the same agenda regarding the re-introduction of grazing on Juniper Hill. The estimated ongoing revenue costs of this scheme are £5,700. A provisional allocation of £5,700 has been included in the 2026/27 draft budget to fund the scheme, should it be approved. If the scheme is not approved, then funds will be added to the budgeted contribution to the working balance.
- 4.6 Within management recharges, the budget does not include provision for one-off workstreams that are over and above the standard support provided to the Conservators. Should any additional workstreams be agreed in future, the budget implication will need to be considered at the time.
- 4.7 To fund the £515,775 budget, the following precepts are requested from constituent bodies apportioned as set out in section 7.1:
 - 4.7.1 Epsom & Ewell Borough Council (the Council) - £309,465
 - 4.7.2 The Jockey Club (the Company) - £154,730
 - 4.7.3 Training Grounds Management Board (the Levy Board) - £51,580

5 Repairs and Renewals Fund

- 5.1 The Conservators' Repairs & Renewals Fund has a projected balance of £25,287 at 31 March 2026. This is a reserve held to cover unexpected costs of replacing vehicles, equipment and building repairs. This forecast assumes no further drawdowns for the year and a budgeted contribution of £2,000 to the reserve for 2026/27.

6 Risk Assessment

Legal or other duties

- 6.1 Equality Impact Assessment
 - 6.1.1 None for the purposes of this report.
- 6.2 Crime & Disorder
 - 6.2.1 None for the purposes of this report.
- 6.3 Safeguarding
 - 6.3.1 None for the purposes of this report.
- 6.4 Dependencies

6.4.1 None for the purposes of this report.

6.5 Other

6.5.1 The Conservators maintain a separate strategic risk register.

6.5.2 The Conservators hold a working balance and a Repairs and Renewals Fund reserve, to mitigate the risk of unexpected expenditure. Any withdrawals from the working balance will need to be carefully assessed, to ensure sufficient funds are retained in reserves to cover unexpected expenditure and maintain a stable level of contribution from preceptors.

7 Financial Implications

7.1 Precept contributions totalling £515,775 in 2026/27 are met by the Borough Council (60%), Epsom Racecourse (30%), and the Training Board (10%)

7.2 **Section 151 Officer's comments:** Financial implications are contained within the body of the report.

8 Legal Implications

8.1 There are no legal implications arising from the contents of this report.

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

9 Policies, Plans & Partnerships

9.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- Effective Council
- Green & Vibrant

9.2 **Service Plans:** The matter is included within the current Service Delivery Plan.

9.3 **Climate & Environmental Impact of recommendations:** None for the purposes of this report.

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

9.5 **Partnerships:** The Jockey Club, TGMB and Epsom and Ewell Borough Council are represented by Members on the Conservators Committee.

9.6 **Local Government Reorganisation Implications:** The impact of LGR on the operations of the Epsom & Walton Downs Conservators is still unknown. Once more information is available, it will be shared with Conservators.

10 Background papers

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

Previous reports:

- [Mid-Year Budget Monitoring Report, 3 November 2025](#)

Other papers:

- None.

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<u>2024/25</u> <u>Outturn</u>		<u>2025/26</u> <u>Budget</u>	<u>Actuals to</u> <u>30.11.2025</u>	<u>2025/26</u> <u>Forecast</u> <u>Outturn</u>	<u>2025/26</u> <u>Forecast</u> <u>Variance</u>	<u>2026/27</u> <u>Budget</u> <u>Estimates</u>
£		£	£	£	£	£
Grounds Maintenance						
88	Maintenance of Grounds	227	234	234	7	335
2,328	Car Park Repairs	3,543	1,404	3,543	0	10,000
15,773	Tree Maintenance Schedule	13,699	0	13,699	0	14,110
5,117	Fuel	10,825	2,930	5,090	-5,735	5,490
1,187	Spot hire of vehicles	1,223	0	1,223	0	1,260
3,545	Transport Insurance recharge	3,651	478	3,651	0	3,760
0	Purchase of signs	0	0	0	0	2,600
0	Purchase of litter bins	0	0	0	0	4,000
0	Provisional grazing allocation	0	0	0	0	5,700
0	Chemicals for weed control	458	334	458	0	475
34,480	Transport fleet recharge	35,514	0	35,514	0	36,580
4,151	Internal trade waste fees	4,084	0	4,084	0	4,400
66,670	Sub-Total	73,224	5,381	67,496	-5,728	88,710
Keepers Hut						
3,355	Engineering and fabric recharges	3,389	2,286	3,429	40	3,585
0	Building and M&E maintenance	1,226	0	1,226	0	1,265
1,526	Electricity	3,785	106	3,785	0	3,900
908	Business Rates	1,061	973	973	-88	1,005
326	Water dispenser costs	330	233	330	0	340
170	TV Licence	175	175	175	0	180
0	General office expenses	103	0	103	0	0
1,145	Insurance recharges	1,179	0	1,179	0	1,215
7,429	Sub-Total	11,248	3,773	11,200	-48	11,490
Central Expenses						
28,000	Additional pension contribution	28,000	0	28,000	0	28,000
3,096	Budgeted contribution to Repairs & Renewals Fund	2,000	0	2,000	0	2,000
706	Clothing & uniforms	700	573	700	0	725
7,000	Budgeted contribution to Working Balance	7,599	0	7,599	0	1,500
1,308	External Audit	1,686	1,260	1,260	-426	1,645
988	Miscellaneous expenses	1,165	342	1,165	0	1,165
358	General office expenses	1,125	206	1,125	0	1,125
23,727	VAT payments	26,504	0	26,504	0	27,140
314,735	Operational Services Recharge EWDC	324,177	0	324,177	0	333,905
23,540	Management Costs Recharge	24,246	0	24,246	0	24,975
1,420	Insurance	1,463	0	1,463	0	1,500
590	Internal audit	608	0	608	0	630
405,468	Sub-Total	419,273	2,380	418,847	-426	424,310
Derby Travellers Caravan Site						
5,120	Contract Payments	4,640	0	5,530	890	5,700
5,120	Sub-Total	4,640	0	5,530	890	5,700
484,686	Gross Expenditure	508,385	11,534	503,073	-5,312	530,210

<u>2024/25 Outturn</u>		<u>2025/26 Budget</u>	<u>Actuals to 30.11.2025</u>	<u>2025/26 Forecast Outturn</u>	<u>2025/26 Forecast Variance</u>	<u>2026/27 Budget Estimates</u>
£		£	£	£	£	£
Income:						
-5,915	Hire charges	-2,900	-1,265	-2,900	0	-4,190
0	Catering licences	-1,345	-3,480	-6,480	-5,135	-6,740
-3,562	Interest on Balances	-2,060	0	-2,060	0	-2,130
-1,150	Misc. income	-1,325	-1,250	-1,250	75	-1,375
-10,627	Gross Income	-7,630	-5,995	-12,690	-5,060	-14,435
474,059	Net Expenditure	500,755	5,539	490,383	-10,372	515,775
Precepts:						
-291,700	Borough Council	-300,450	-300,450	-300,450	0	-309,465
-48,620	Training Board	-50,080	-50,080	-50,080	0	-51,580
-145,850	Epsom Racecourse	-150,225	-150,225	-150,225	0	-154,730
-486,170		-500,755	-500,755	-500,755	0	-515,775
-12,111	Surplus (-) / Deficit in Year	0	-495,216	-10,372	-10,372	0

44,310	Working Balance brought forward 1 April		63,421		81,392
7,000	Add budgeted in year contribution to working balance		7,599		1,500
0	Add agreed transfer from R&R fund				
12,111	Surplus/(deficit) for the year		10,372		0
63,421	Forecast Working Balance carried forward 31 March		81,392		82,892

20,191	Repairs & Renewals Balance brought forward 1 April		23,287		25,287
1,096	Add Interest in year contribution to R&R Fund		0		0
2,000	Contributions To (+) / Transfer from (-) R&R Fund		2,000		2,000
23,287	Forecast Repairs & Renewals Balance carried forward 31 March		25,287		27,287

RISK REGISTER

Head of Service:	Jackie King, Chief Executive
Report Author	Andrew Bircher
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 – Risk Register

Summary

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

Recommendation (s)

The Conservators are asked to:

- (1) Review and note the strategic risk register located at Appendix 1.**

1 Reason for Recommendation

- 1.1 It is good practice for the Conservators to have and regularly review the risk register for EWD. By identifying and assessing potential risks to the EWD, the Conservators can gain assurance that its condition is being maintained adequately, habitats are protected, and the proper controls are in place to protect the public, other users and activities held on the Downs.

2 Background

- 2.1 The Conservators have particular responsibilities as a group and as a partnership working collaboratively. Maintaining a risk register is therefore a prudent activity to support the proactive management of EWD.
- 2.2 Appendix 1 sets out the strategic risk register for the Conservators and covers health and safety, legal responsibility, insurance, and event management. Many risks are managed daily through internal controls, policies and procedures.

2.3 The risks are scored according to the following risk matrix

Likelihood	4 Very likely	4	8	12	16
	3 Likely	3	6	9	12
	2 Possible	2	4	6	8
	1 Remote	1	2	3	4
	Multiplier	1	2	3	4
		Insignificant	Medium	High	Severe
Impact					

Key

Red	High risks
Amber	Medium risks
Green	Low risks
Yellow	Risk tolerance boundary

2.4 The Conservators are asked to review and note the risk register and make recommendations for amendments if required.

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

3.1.1 None arising from this report although when carrying out events on EWD an EqIA will be carried out, if appropriate.

3.2 Crime & Disorder

3.2.1 None arising from this report but there are events where crime and disorder are considered as risks and for which action will be taken to prevent or mitigate such risks.

3.3 Safeguarding

3.3.1 One of the risks that we have is about the need to consider safeguarding when holding events on EWD.

3.4 Dependencies

3.4.1 None.

3.5 Other

3.5.1 None.

4 Financial Implications

4.1 The risks as set out in appendix 1 have both financial and non-financial consequences, therefore sound risk management is important.

4.2 **Section 151 Officer's comments:** None

5 Legal Implications

5.1 **Legal Officer's comments:** None arising from the contents of this report.

6 Policies, Plans & Partnerships

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

- Risk Management Strategy

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

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

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

6.5 **Partnerships:** E&WDC is a partnership.

6.6 **Local Government Reorganisation Implications:** It is assumed that the new unitary authority will assume the responsibilities of EEBC but this will be confirmed in the period leading up to April 1, 2027.

7 Background papers

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

Previous reports:

- None

Other papers:

- **EWDC 7 - Toilets on the Downs – [November 2021 Conservators Report](#)**

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Epsom & Walton Downs Conservators' Risk Register

ID.	Category	Risk Identified <i>Risk that...</i>	Risk Consequences	Risk Owner	Likelihood	Impact	Inherent Risk	Mitigations & Controls	Likelihood (2)	Impact (2)	Residual Risk	Direction of Travel	Future Actions to Further Mitigate & Control Risk	Date Last Updated
EWDC1	Operational	Incident on the Downs or failure to provide adequate health & safety arrangements	* Breach of Health & Safety. * Reputational damage.	Conservators	4	3	12 - High	* New warning signs installed across the Downs (positive feedback from users received). * The Conservators can place reliance on Health & Safety arrangements for the Council, The Jockey Club and the TGMB. * The Council has operational H&S policies risk assessments and guidance. All incidents /accidents reported and reviewed.	3	3	9 - Medium	No change		Dec-25
EWDC2	Operational	Risk of major disruption or injury to users on the Downs	* Breach of Health & Safety. * Reputational damage. * Impact on Derby/ races or other events.	Conservators	4	3	12 - High	* Emergency Plans and Business Continuity Plan (JC have plans for Derby and race days). * Ongoing support for Derby through Derby Planning Group, JASPE and SAG. * Insurance arrangements. * Risks assessments. * Reporting committee arrangements. * Applied Resilience support in place. * Council Incident Liaison Officers who attend the Derby.	3	3	9 - Medium	No change		Dec-25
EWDC3	Operational	Failure to maintain the standards across the Downs including maintenance of the car parks	* Potential accident or claim.	Conservators	3	4	12 - High	* Ongoing maintenance programme in plan and visual inspections in place. * Habitat Management Plan. * Golf Club Management Plan. * Some remedial work has taken place in car park due to higher usage as a result of COVID-19. * Work was undertaken to raise edges in key areas to avoid further damage by cars driving in inappropriate areas.	2	3	6 - Medium	No change	* Inspection of car parks to be undertaken to assess the cost of any future works required [in progress].	Dec-25

EWDC4	Operational	Staffing Resources	* Could reduce operational standards until team fully staffed.	Conservators	4	4	16 - High	* Full complement of staff in place. * Access to temporary staff.	3	2	6 - Medium	No change	* Unique environment which can impact staffing resilience (e.g. is a member of staff is sick).	Dec-25
EWDC5	Operational	Conflicting usage / activities across the Downs	* Poor behaviour of specific groups. * Reduction in number of horses being training. * Damage to Downs (inc. habitats).	Conservators	3	2	6 - Medium	* Information signs installed across the Downs. * Downs issues are escalated to the Joint Enforcement Group (standard agenda item). * Reporting of issues and taking remedial action if required. * Role of the Consultative Committee also involves referring matters arising in this regard. * Ongoing monitoring unauthorised events, and signposting to events booking system.	3	2	6 - Medium	No change		Dec-25
EWDC7	Projects	Reprovision of toilet facilities	* Failure to deliver project.	Conservators	3	3	9 - Medium	* Signposting to Cemetery where there are council maintained facilities. * Monitor reports of demand for facilities (currently low).	3	2	6 - Medium	No change	Is this progressing - should we retire this risk?	Dec-25
EWDC9	Financial	There is a budget shortfall or insufficient funds to support the work of the Conservators	* Work programme not completed and maintenance/ operational cover reduced.	Conservators	3	4	12 - High	* Agreed balanced budget each year. * Budget monitoring. * Financial accounts audited. * Repairs and renewal for the replacement of plant. * Grant funding successful. * Monitoring progress of the project implementation. * Agreement of funding plan for Ash die back	3	2	6 - Medium	No change	* Prioritise tasks going forward so that they are affordable. * Further investigate contingency measures to address rising inflationary costs and the cost of fuel. * Explore additional funding opportunities.	Dec-25
EWDC10	Legal	Decisions made by the Conservators are illegal, inconsistent or fail to comply with the Epsom and Walton Downs Regulation Act 1984	* Decisions are challenged.	Conservators	3	4	12 - High	* Legal advice is provided by the Legal Team when appropriate and included within reports. * Training of Conservators so there is a clearer understanding of roles and responsibilities.	2	2	4 - Medium	No change		Dec-25

EWDC11	Governance	Adequacy of insurance arrangements for the Downs	* There may be inadequate insurance in place to meet claims.	Conservators	3	3	9 - Medium	* Each partner has in place satisfactory insurance cover.	2	2	4 - Medium	No change		Dec-25
EWDC12	Governance	Conflict of interests of partner	* To ensure decisions are made in best interest of conservators.	Conservators	2	3	6 - Medium	* The Conservators consist of representatives from Council, Jockey Club and Training Ground Management Board and have a duty to act in the best interest of a Conservator whilst decision making. * Committee report template to note legal obligations and where necessary contain internal/external legal advice. * Governance: Act of Parliament (Epsom & Walton Downs Regulation Act).	2	2	4 - Medium	No change	* Stakeholder performing their duty well over the year.	Dec-25
EWDC13	Operational	Adequacy of service obligations	* Ensure Downs is well maintained and accessible.	Conservators	3	3	9 - Medium	* Conservators receive updates on service. * Conservators Action Plan.	2	2	4 - Medium	No change	* Downs Strategy / plan for the future.	Dec-25
EWDC15	Citizens	Safeguarding on the Downs	* A safeguarding issue arises / not reported.	Conservators	2	4	8 - Medium	* Reporting arrangements in place.	2	1	2 - Low	No change	* Mandatory training to be rolled out to all staff [in progress].	Dec-25
EWDC16	Events	Future beacon lighting events	* Health and safety. * Unsuccessful event.	Conservators	3	4	16 - High	* Static beacon in place. * Blueprint for running successful and safe beacon events in place. * Dynamic risk assessments.	2	2	4 - Medium	No change		Dec-25
EWDC17	Operational	There is a risk of fire destroying part of the Downs and affecting the use of the Downs	* increasing risk of climate change coupled with use of barbecue could mean destruction of habitats * inability for horses to train and public to enjoy facilities	Conservators	2	4	8 - Medium	* restrictions on BBQ. *Fire Awareness training for staff	2	1	2 - Low	No change		Dec-25
EWDC18	Operational	Disruption of training facilities due to high pollen count	* Horses unable to train	Conservators	2	3	6 - Low	* Cut back grass near to training runs	2	1	2 - Low	No change		Dec-25

EWDC19 NEW RISK ADDED	Operational	Disruption to normal working arrangements due to LGR	<ul style="list-style-type: none"> * Uncertain about role of councillors and clerk for the committee * Legislation may need to be amended to reflect new authority * Financial precepts for 27/28 and beyond will need to be agreed as part of budget setting for new unitary authority 	Conservators	3	2	6 - LOW	* Ensure that this is an issue that is on the action plan for implementation	2	1	2 - LOW	No change		Dec-25
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EPSOM DOWNS RACING SEASON 2026

Head of Service: Jackie King, Chief Executive

Report Author Phoebe Batchelor

Wards affected: College Ward; Town Ward; Woodcote and Langley Vale Ward;

Appendices (attached): None.

Summary

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.

Recommendation (s)

The Conservators are asked to:

- (1) Note the dates of the 2026 racing season for Epsom Downs detailed in paragraph 2.1 of this report, and grant their consent to the following meetings in accordance with section 14 of the Epsom and Walton Downs Regulation Act 1984:**
 - Wednesday 1 July (Evening)
 - Thursday 9 July (Evening)
 - Thursday 16 July (Evening)
 - Thursday 30 July (Evening)
 - Sunday 27 September
- (2) Note that Jockey Club Racecourses has applied to Surrey County Council for the temporary suspension of Footpath 50 as detailed in section 4 of this report.**
- (3) Consider and determine an application from Jockey Club Racecourses for consent under the Byelaw 2 (i) (a) to extend the fencing period for the Upper Tattenham Enclosure and Lonsdale Enclosure for 11 days to cover the period 11 May – 21 May 2026.**

1 Reason for Recommendation

- 1.1 Jockey Club Racecourses is required by the Epsom and Walton Downs Regulation Act 1984 and Epsom and Walton Downs Byelaws to seek the consent of the Conservators for race meetings held at certain times and extensions to the periods permitted for fencing.
- 1.2 The recommendations of this report present Jockey Club Racecourses' requests for consent for the 2026 race season for the Conservators consideration.

2 Background

- 2.1 Jockey Club Racecourses has informed the Clerk of the planned dates of its race meetings in 2026. These are as follows:
 - Tuesday 21 April
 - Friday 5 June (Ladies' Day)
 - Saturday 6 June (Derby Day)
 - Wednesday 1 July (Evening)
 - Thursday 9 July (Evening)
 - Thursday 16 July (Evening)
 - Thursday 30 July (Evening)
 - Friday 14 August
 - Monday 31 August (Bank Holiday)
 - Thursday 10 September
 - Sunday 27 September

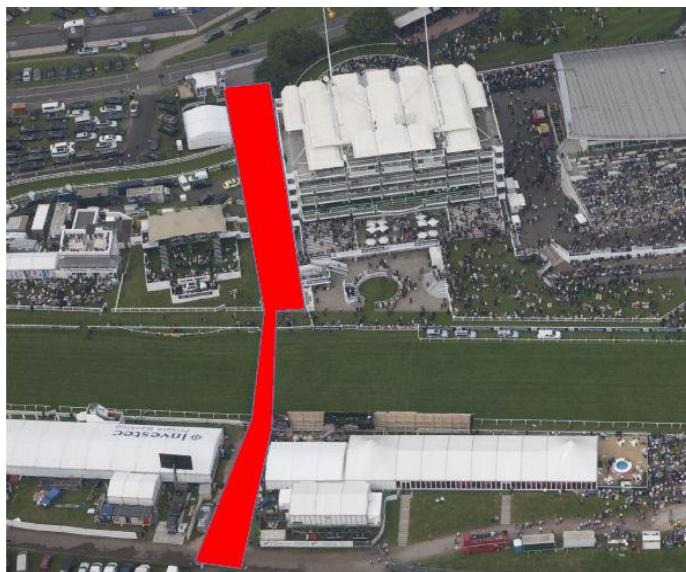
3 Applications for Evening and Sunday race meetings

- 3.1 Section 14 of the Epsom and Walton Downs Regulation Act 1984 (the Act) requires the consent of the Conservators for any race meeting to commence or continue after 7pm on any day, or at any time on a Sunday.
- 3.2 Jockey Club Racecourses requests the consent of the Conservators to the following race meetings (also listed above):
 - 3.3 Wednesday 1 July (Evening)
 - 3.4 Thursday 9 July (Evening)

- 3.5 Thursday 16 July (Evening)
- 3.6 Thursday 30 July (Evening)
- 3.7 Sunday 27 September

4 Application for temporary suspension of Footpath 50

- 4.1 Jockey Club Racecourses will apply to Surrey County Council for the temporary suspension of Footpath 50 over the Derby period (5th & 6th of June). Footpath 50 crosses the Racecourse Track near to the Princes Stand/Lonsdale Enclosure, and a similar suspension has been granted by the County Council for the past 8 years. Signage and pre-event communication will ensure easy access to the Hill without the use of this footpath. Whilst this is a matter for consideration by the County Council, the Conservators are notified for their information.
- 4.2 **Footpath 50:** *The area of footpath shown lies between the Queen's Stand and the Princes Stand, as well as an area between the Lonsdale Enclosure and the Media facility.*



5 Application for racing-related fencing

- 5.1 Specific elements of the racing-related fencing applications submitted by Jockey Club Racecourses require the Conservators' consideration: an application for the extension of the fencing period for the Upper Tattenham Enclosure for the Derby weekend, and applications for the extension of the fencing period for the Lonsdale Enclosure. The details of these applications are set out in sections 6 and 7 below.

5.2 Paragraph (4) (d) (i) of section 17 of the Act permits the Racecourse to erect fencing for the Upper Tattenham Enclosure, Lonsdale Enclosure (and other enclosures) 14 days prior to each race event, and requires its removal within 10 days after each race event, unless there is an overlap with the preparatory period for the next event. Fencing erected for the Enclosures outside these periods requires the consent of the Conservators under Byelaw 2 (i) (a).

6 Application for extension of the Upper Tattenham Enclosure fencing period

6.1 Jockey Club Racecourses has requested permission for one extension to the fencing period for the Upper Tattenham Enclosure during the 2026 racing season. The requested extension is as follows:

6.1.1 A **11-day extension** to the set-up period for steel security fencing and turnstile blocks for the Upper Tattenham Enclosure between Monday 11 May – Thursday 21 May 2026. Under paragraph (4) (d) (i) of section 17 of the Act, Epsom Downs Racecourse is permitted to install this fencing from Friday 22 May 2026.

6.2 A 4-day extension has been approved by the Conservators for a number of years.

6.3 The Upper Tattenham Enclosure fencing will be removed by the 18 June 2026.

6.4 As the 14-day preparatory period for the 1 July racing directly follows the 10-day removal period following the Derby Festival, an extension for the fencing removal is not necessary.

7 Application for extension of the Lonsdale Enclosure fencing period

7.1 Jockey Club Racecourses has requested permission for one extension to the fencing period for the Lonsdale Enclosure during the 2026 racing season. The requested extension is as follows:

7.1.1 A **11-day extension** to the set-up period for steel security fencing and turnstile blocks for the Lonsdale between 11 May to 21 May 2026. Under paragraph (4) (d) (i) of section 17 of the Act, Epsom Downs Racecourse is permitted to install this fencing from Friday 22 May 2026.

7.2 A 4-day extension has been approved by the Conservators for a number of years, but specific dates have varied depending on the racing calendar.

7.3 The Lonsdale enclosure fencing will be removed by the 18 June 2026.

7.4 As the 14-day preparatory period for the 1 July racing directly follows the 10-day removal period following the Derby Festival, an extension for the fencing removal is not necessary.

8 Summary and Calendar

8.1 A summary of the fencing extensions requested is included in the table below.

Fencing Location	Fencing extension requested	No. of days requested	Requested/Granted last year?
Upper Tattenham Enc.	11-21 May	11 days	Last year a 4-day extension was granted by Conservators.
Lonsdale Enc.	11-21 May	11 days	Last year a 4-day extension was granted by Conservators.

9 Previous decisions

9.1 A fencing-period extension in advance of the Derby Festival has been requested by the Racecourse and granted by the Conservators for the past 24 years, following an initial application by the Racecourse in advance of the 2002 Derby Festival. This initial decision was made by the Conservators following advice from the Clerk that whilst the Act did not specifically empower them to vary the fencing period, as long as they acted within their general duty to protect the Downs and did not authorise any activity which would prevent the public from exercising their rights of access, they were not prohibited from considering it.

9.2 The Conservators have subsequently considered and approved similar extensions in each year they have been requested.

10 Risk Assessment

Legal or other duties

10.1 Equality Impact Assessment

10.1.1 To mitigate potential impact upon Downs users Jockey Club Racecourses has undertaken to provide a work schedule for all fencing to the Clerk prior to its installation.

10.1.2 To mitigate the impact of the requested extension to the fencing period for the Lonsdale Enclosure, Jockey Club Racecourses has undertaken to fasten open gates at both ends of the Enclosure between race meeting dates, to enable free access of the area by all Downs visitors.

10.1.3

10.2 Crime & Disorder

10.2.1 None.

10.3 Safeguarding

10.3.1 None.

10.4 Dependencies

10.4.1 None.

10.5 Other

10.5.1 The Conservators have considered and approved similar fencing period related extensions for the past 24 years. No issues relating directly to the extensions have been encountered during this time, and it is therefore considered that the risks relating to granting them are low.

11 Financial Implications

11.1 None.

11.2 **Section 151 Officer's comments:** None arising with regard to this report.

12 Legal Implications

12.1 Landowners generally would normally be permitted to erect temporary fences without consent. However, the erection of such structures on the Downs is prohibited by virtue of the byelaws made under the 1984 Act. Specifically, byelaw 2(i) provides that:

“A person shall not, without the consent of the Conservators, on the Downs:

(a) enclose any part of the Downs or erect any building shed or other structure thereon or construct any roads or parking places,

(b) place any tent stall show exhibition swing roundabout or other like thing...”

- 12.2 The above restriction is subject to Section 17, which, notwithstanding the byelaws, grants rights to the racecourse to erect fencing in the preparatory period/racing period.
- 12.3 The proposal in this case is beyond the rights granted under section 17 and therefore requires the consent of the Conservators under the Byelaws. In deciding whether to grant consent, the Conservators will need to have regard to their primary duty under Section 10 of the 1984 Act to preserve the Downs, noting the company's rights under section 17, and consider what impact granting consent would have on the preservation of the Downs, and on the rights of the public over the Downs.
- 12.4 **Legal Officer's comments:** As set above.

13 Policies, Plans & Partnerships

- 13.1 **Council's Key Priorities:** Not relevant to this report.
- 13.2 **Service Plans:** Not relevant to this report.
- 13.3 **Climate & Environmental Impact of recommendations:** None.
- 13.4 **Sustainability Policy & Community Safety Implications:** None.
- 13.5 **Partnerships:** None.
- 13.6 **Local Government Reorganisation Implications:** None.

14 Background papers

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

Previous reports:

- [Epsom Downs Racing Season 2025 Report and Minutes – meeting of the Conservators held 27 January 2025.](#)

Other papers:

- Epsom and Walton Downs Regulation Act 1984.
- Epsom and Walton Downs Byelaws.

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DERBY 2026 UPDATE

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 – Derby 2026 Update

Summary

An update on the arrangements for the Derby 2026.

Recommendation (s)

The Conservators are asked to:

- (1) Note the update on the 2026 Derby arrangements from the Epsom Downs Racecourse.

1 Reason for Recommendation

- 1.1 To update the Conservators on the 2026 Derby Festival Planning.

2 Background

- 2.1 The Derby Festival is scheduled to take place from the 5th to the 6th of June 2026.
- 2.2 Epsom Downs Racecourse have provided an update on the arrangements for the Festival's events, which is attached as Appendix 1.

3 Risk Assessment

Legal or other duties

- 3.1 Equality Impact Assessment

- 3.1.1 None.

- 3.2 Crime & Disorder

- 3.2.1 Crime and Safety aspects are monitored in the 6-months prior to the Derby through regular multi-agency meetings.

- 3.3 Safeguarding
 - 3.3.1 As above at 3.2.1.
- 3.4 Dependencies
 - 3.4.1 None.
- 3.5 Other
 - 3.5.1 None.

4 Financial Implications

- 4.1 None arising from the contents of this report.
- 4.2 **Section 151 Officer's comments:** None arising from the contents of this report.

5 Legal Implications

- 5.1 None arising from the contents of this report.
- 5.2 **Legal Officer's comments:** None arising from the contents of this report.

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** Not relevant to this report.
- 6.2 **Service Plans:** Not relevant to this report.
- 6.3 **Climate & Environmental Impact of recommendations:** None.
- 6.4 **Sustainability Policy & Community Safety Implications:** None.
- 6.5 **Partnerships:** Part of the Conservators Workplan.
- 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.

Agenda Item 6 Appendix 1

The Derby Festival 2026 – Update for Conservators

The 2025 Epsom Derby Festival was an operationally successful event, with world-class racing across both days. Racegoers enjoyed a safe Derby Festival Experience on the ground and millions more at home at home around the world saw ‘Lambourn’ become the 246th winner of The Derby.

Despite the adverse weather on the day which included a Yellow Weather Warning, the safety and security operation was highly complex, and the cross-organisational response to the reduced threat of Animal Rising was world-class in ensuring that the event ran without significant issues. The highlight of the Derby Festival was Coolmore Stud winning Oaks Stakes, The Coronation Cup and The Derby Stakes, all three Group 1 races and a rare event.

Epsom Derby 2026 planning has been underway since February 2025, and since then there have been a couple of key personnel changes in the Epsom team. Jim Allen is still in situ as the General Manager and Michael Drake remains in post as Operations Manager. This is the first time in a number of years that General Manager & Operations Manager return for a second Derby Festival which can only be good news for Epsom Downs Racecourse. Several other key members of the Team have changed but the Team are now settled and focused on delivering a fantastic Derby Festival in 2026.

The focus for the 2026 Derby Festival will be to begin the rejuvenation of The Derby and The Derby Festival following the record low crowd that attended in 2025. The Yellow Weather Warning at the 2025 Derby festival resulted in a crowd of just over 22,000.

Epsom Downs Racecourse and the Jockey Club are planning to invest c£6million in the 2026 Derby Festival to begin the rejuvenation of the Racecourse and Derby Festival and again deliver a world-class event that meets the expectations of today's stakeholder, from owner to jockey to paying customer to fans on the Hill, whilst resetting the operation of the event to match the expected volume of visitors. The £6m will be spent in a combination of operational and capital investment areas.

The Betfred Derby start time will revert to its usual position at 4-4.30pm, and whilst we are monitoring the ongoing threat of protestors there is no specific intelligence indicating a threat like 2023 at this stage.

There are two of the three main changes for 2024 to improve the experience across the event, which we would like to reproduce in 2026 again:

1. Change of facility at The Winning Post (in Lonsdale Enclosure) from a seated hospitality structure to a more relaxed, ‘Ticket+’ experience, named ‘Cedrics’. This will again be priced at c.£200pp and appeals to a younger customer looking to upgrade their experience from the typical grandstand ticket. The design of the facility will be more colourful than the previous white marquee to better showcase The Derby Festival to fans on and off site. Next to this marquee, the Racecourse would like to erect a temporary ‘covered seating structure’ of c 466 seats to allow Press, Hospitality Guests and Annual members to obtain the best view of the racing.
2. Change of post-event music location, from Hyperion Lawn to the front of the Grandstand beside the Administration Building in the upper part of the Tattenham Enclosure. This move is to improve the safety and experience of the fans who want to stay and watch the after-racing music as well as those fans wanting to leave site through the main gate. A temporary structure will be erected in this area to accommodate the music and provide wet weather cover for customers. This area will be accessed via a bridge from the Grandstand enclosure into the Upper Tattenham enclosure to ensure the Footpath (51) leading to the Tunnel under the course can remain open for the Public to access the Hill/Downs.

After the 2025 Derby Festival a full and thorough review of the Derby Festival has been undertaken. As well as hoping to sell out the Grandstand capacities, the Racecourse hopes to attract a lot more people to come back to the Downs to watch the Derby for Free. As a result, we would like to create two temporary fenced

Agenda Item 6 Appendix 1

areas on the Hill, known as the 'Community Zone' and 'Derby Fest', both of which will include a range of attractions to encourage the public to attend the Derby Festival from the Downs. A range of improvements to customer experience and to the Race programme, as well as Prizemoney improvements are also planned.

The focus of the event build will again be to minimise inconvenience to other users of the Downs whilst, at the same time, enabling the team to operate efficiently. This was broadly managed very well in 2024 and 2025; however, some issues were highlighted between the travelling community and residents which are being discussed and action plans developed for 2026.

We are hugely excited about what's in store for the whole 2026 racing season, and in particular The Epsom Derby Festival, and look forward to welcoming everyone in June this year.

Jim Allen

GENERAL MANAGER

EVENTS ON THE DOWNS 2026

Head of Service:	Jackie King, Chief Executive
Report Author	Phoebe Batchelor, Samantha Whitehead
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 – Event Application for Andy Macfarlane Charity Walk Appendix 2 – Event Application for The Oddballs – 2000 Perch Event

Summary

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.

Recommendation (s)

The Conservators are asked to:

- (1) Note the Events Calendar for 2025/26.
- (2) Approve the event request for the Andy Macfarlane Charity Walk as set out in Appendix 1.
- (3) Approve the event request for The Oddballs – 2000 Perch event as set out in Appendix 2.
- (4) Note the increase to fees and charges for Events on the Downs as set out in section 8 of this report.

1 Reason for Recommendation

- 1.1 To note event applications already received for 2025/26 in line with the current Events on the Downs Strategy.

2 Events on the Downs

- 2.1 Events on the Downs have been consistent over the past few years with many of the same organisations applying year-on-year.

2.2 At the January 2022 meeting, the Conservators agreed to delegate authority for approving small, previously held events on the Downs to the Interim Assistant Head of Service - Streetcare to create efficiencies in the event booking process.

2.3 The table below outlines the regular hirers of the Downs. All other events will be presented to the Conservators in the usual manner.

Organiser	Description	Category
Mole Valley Orienteering	Orienteering Event	A
Holland Sports Athletic Club	Downs League Cross Country Run	B
Sunbeam Motor Cycle Club	Annual Pioneer Run - use of the Tea Hut Car Park	B
Royal Automobile Club	Use of Down Keepers' Hut Car Park	S
Royal British Legion	Running Event	B
Rotary Club	Charity Walk	B
North Cheam Baptist Church	Easter Service	S
Tadworth 10 Athletic	Cross Country Run	C

3 Event Strategy

3.1 Events on the Downs are currently approved based on the Event Strategy the Conservators originally agreed in 2009.

3.2 The strategy set out a system for categorising events based on their likely impact on the Downs. Please see table below.

Category	No of participants, organisers, and spectators	Likely impact
A	30 - 100	Low
B	100 - 500	Low/Medium
C	500 - 1000	Medium/High
D	More than 1000	Considerable and may need to be considered as an "event" under the Act.
S	<p>This category refers to events which primarily take place on land which does not fall under the jurisdiction of the Epsom & Walton Downs Conservators but may have an impact on the Downs and Downs users. These include, and are not limited to:</p> <p>Events taking place on public highways which run across and adjacent to the Downs for which organisers may request the use of the Downs car parks to serve as a venue for registration.</p> <p>Events which take place on adjacent land owned by the Racecourse or Epsom & Ewell Borough Council (such as the Warren Recreation Ground) for which organisers may request permission to cross the Downs to gain access. Events taking place in lay-bys (such as the release of pigeons) but may cause disruption or incidents to other Downs users.</p>	

U	This category refers to events which although permission has been sought involve so few participants or so little disruption that they have been granted without the need for a formal application, or the application has been approved as a one-off by the Clerk to the Conservators in consultation with the Chair. Examples of this could be a group of eight walkers with no spectators or a request for filming involving a small crew.
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4 Event Calendar 2025

- 4.1 The table on the next page sets out the events applications that have been received as of January 2025 and approved under delegated authority or require permission from the Conservators (shown with green highlight) as set out in section 5 of this report.
- 4.2 For completeness, Epsom Downs Racecourse Events are included (shown with blue highlight).

4.3 Calendar of Events 25-26

Epsom Downs Racecourse events are highlighted in blue, new events are highlighted in green, and past events are highlighted in grey in the table below:

Organiser	Description	Date	Day of Week	Times	Participants*	Category	Charge per head
Epsom Downs Racecourse	Season Finale	27/09/2026	Sunday				n/a
Epsom Downs Racecourse	Glass Times Afternoon Racing	10/09/2026	Thursday				n/a
Andy Macfarlane	Charity Walk	06/09/2026	Sunday	10:00-16:00	170	B	£1.60
Epsom Downs Racecourse	Bank Holiday Family Raceday	31/08/2026	Monday				n/a
Epsom Downs Racecourse	Summer Afternoon Music	14/08/2026	Friday				n/a
Epsom Downs Racecourse	Summer Music Night	30/07/2026	Thursday				n/a
Epsom Downs Racecourse	Summer Music Night	16/07/2026	Thursday				n/a
Epsom Downs Racecourse	Summer Music Night	09/07/2026	Thursday				n/a
Epsom Downs Racecourse	Summer Evening Racing	01/07/2026	Wednesday				n/a
Mole Valley Orienteering	Orienteering Event	28/06/2026	Sunday	08:00-17:00	85	A	£1.60
Epsom Oddballs Running Club	Charity Run – 200 Perch	26/06/2026	Friday	14:30-21:00	700	C	£1.60
Epsom Downs Racecourse	The Betfred Derby Festival	5-6/06/2026	Fri-Sat				n/a
Epsom Downs Racecourse	The Spring Meeting	21/04/2026	Tuesday				n/a
Sunbeam Motor Cycle Club	Annual Pioneer Run	22/03/2026**	Sunday	06:00-09:30	350	B	£1.50
Holland Sports Athletic Club	Downs League Cross Country Run	01/03/2026	Sunday	09:00	220	B	£1.50

Holland Sports Athletic Club	Downs League Cross Country Run	01/02/2026	Sunday	09:00	220	B	£1.50
Tadworth 10 Athletic	Cross Country Run	04/01/2026	Sunday	09:00=14:00	780	C	£1.50
Holland Sports Athletic Club	Downs League Cross Country Run	30/11/2025	Sunday	09:00	220	B	£1.50
Holland Sports Athletic Club	Downs League Cross Country Run	02/11/2025	Sunday	09:00	220	B	£1.50
Sunbeam Motor Cycle Club	Use of Down Keeper Hut Car Park	05/10/2025	Sunday	06:00-09:30	350	B	£1.50
Royal Automobile Club	Use of Down Keeper Hut Car Park	08/07/2025	Tuesday	n/a	n/a	S	n/a
Royal British Legion	Running Event	11/05/2025	Sunday	07:00-15:30	130	B	£1.50
Rotary Club	Charity Walk	18/05/2025	Sunday	12:00-17:00	200	B	£1.50
EEBC	VE Day Beacon	08/05/2025	Thursday	12:00-23:00	1000	D	n/a
North Cheam Baptist Church	Easter Service	20/04/2025	Sunday	06:45-07:45	40	A	£1.50
Tadworth 10 Athletic	Cross Country Run	05/01/2025	Sunday	09:00=14:00	780	C	£1.50

**The number of participants includes spectators and staff*

5 New Events

5.1 Officers have received event applications for two new events on Epsom and Walton Downs which require Conservators' permission.

Andy Macfarlane – Charity Walk

The first event request is a Charity Walk to be held on Sunday 6 September 2026. The walk will start and finish at the Royal Automobile Club (RAC) and take the route set out in the event application form shown in Appendix 1.

This is a category B event of approximately 170 participants and is low impact. Officers are satisfied that, subject to the conditions set out in the event application, the event can be accommodated and in line with similar events held on the Downs.

The Epsom Oddballs Running Club – 2000 Perch Event

The second event request is for the 2000 Perch Running Event which was previously held on Epsom Downs between 2000 and 2010, before transferring to Nonsuch Park. Although this event ran for several years at Nonsuch Park it did not match the original Epsom Downs event.

The organisers are now keen to resurrect the Event on Epsom and Walton Downs and seek approval of the Conservators to support the application as set out in Appendix 2

This is a Category C event of up to 700 participants and is deemed to be medium/high impact. However, the event is held in the evening starting at 7pm and is not expected to interfere with horses in training.

Officers are satisfied that, subject to the conditions set out in the event application, this can be accommodated without undue impact.

6 Advertising Events on Epsom & Walton Downs

- 6.1 A monthly Borough wide Events Report which includes Events on the Downs is produced by the Council's Business Support Team and it has been agreed that this will be circulated to the Chair and Vice Chair of the Conservators for onward circulation to other interested parties.
- 6.2 All event applicants are encouraged to add their events to the What's on in Epsom & Ewell page of the Council's website <https://www.epsom-ewell.gov.uk/visitors/whats-on/all>

7 Risk Assessment

Legal or other duties

7.1 Equality Impact Assessment

7.1.1 Event applications are welcomed from all organisations and groups.

7.2 Crime & Disorder

7.2.1 No significant crime or disorder issues are anticipated. Organisers are responsible for stewarding and crowd management where appropriate.

7.3 Safeguarding

7.3.1 Event organisers are responsible for ensuring appropriate safeguarding arrangements are in place. No safeguarding concerns have been identified.

7.4 Dependencies

- 7.4.1 Delivery of the events programme is dependent on timely submission of applications and completion of required documentation.

7.5 Other

- 7.5.1 No additional risks have been identified at this stage.

8 Financial Implications

- 8.1 Fees and charges for events held on Epsom and Walton Downs are applied in accordance with the charging framework agreed by the Conservators in June 2012. Charges have been reviewed periodically since their introduction to reflect operational costs.
- 8.2 Current charges stand at £3.00 per participant for commercial events, with a 50% discount for charitable and community events.
- 8.3 From April 2026, charges will increase to £3.20 per participant for commercial events and £1.60 per participant for charitable and community events. This represents an increase of approximately 6.7%, reflecting a rounded uplift to simplify administration.
- 8.4 Income derived from events helps to support the ongoing maintenance and operational costs of Epsom and Walton Downs.

8.5 Section 151 Officer's comments: None for the purposes of this report

9 Legal Implications

- 9.1 The Epsom and Walton Downs Regulation Act 1984 provides the Conservators with the power and duties in relation to the management and regulation of activities on the Downs, including the consideration and approval of events.
- 9.2 Events are assessed in accordance with the Conservators agreed Events on the Downs Strategy and associated procedures to ensure that activities do not adversely affect the Downs, their users, or the Conservators' statutory responsibilities.
- 9.3 The Conservators have previously agreed delegated authority for the approval of small, previously held events, as referenced within this report. Events falling outside that delegation require formal approval by the Conservators.
- 9.4 Event organisers remain responsible for ensuring compliance with all relevant legislation, including health and safety, licencing (where applicable) and public liability requirements. Permission to hold an event does not remove or diminish those responsibilities.
- 9.5 No additional legal implications have been identified at this stage.

9.6 **Legal Officer's comments:** None other than as outlined in this report

10 Policies, Plans & Partnerships

10.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- Safe and Well

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

10.3 **Climate & Environmental Impact of recommendations:** The events outlined in this report are short-term and temporary in nature. Environmental considerations, including ground conditions, waste management and protection of habitats, are assessed as part of the event application process.

10.4 **Sustainability Policy & Community Safety Implications:** The events outlined in this report are temporary and are managed through established application and approval processes designed to minimise impact on the Downs and surrounding communities.

10.5 **Partnerships:** The events outlined in this report are delivered by independent organisers in liaison with Officers. Where appropriate, Officers work with internal and external partners, to support the safe and effective delivery of events on the Downs.

10.6 **Local Government Reorganisation Implications:** None identified.

11 Background papers

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

Other papers:

- Event Management Strategy – 14 October 2009
- Review of the Event Management Strategy – 27 June 2011
- Potential for Charging for Events on the Downs – 28 June 2012
- Review of Events on the Downs – 23 January 2014
- [Review of Fees and Charges – 24 January 2022](#)
- [Events on the Downs \(booking efficiencies\) – 24 January 2022](#)



Logo :

QR Code :

Bar Code :

Map



Submitted on : 23-JUN-2025 09:35

Status : Closed - Completed

Priority :

Urgency :

Owner :

Submitted from :

Information

Page : Step 1 - Booking Request	
Region : Booking request	
Question	Answer
Name of venue/space	Epsom Downs
Type of event	Charity event
Page : Step 2	
Region :	
Question	Answer
Name of customer/organisation/club	Andy Macfarlane
From	06-09-2026
To	06-09-2026
From hours	07:
Minutes	00
To hours	16:
Minutes	00

Agenda Item 7 Appendix 1

Brief description of the event	A charity walk, starting and finishing at The Royal Automobile Club, Woodcote Park. The route will use footpaths and bridleways across the Downs. There will be tracking and watering stations along the route which we will set up on the morning of the walk and dis-assemble on the same day.
Estimated maximum number of persons attending/participating	150
Estimated maximum number of spectators/staff	No spectators but about 20 staff on the Downs
Page : Step 3	
Region :	
Question	Answer
What area of the site will you be using? If necessary please download site map and mark the area you propose to use.	Using OS Explorer map 146 Dorking Box Hill and Reigate, August 2023. Starting and finishing at the RAC Golf and Country Club (Grid Ref 203587). Exiting the grounds via a gate at (Grid Ref 213584). Across the Langley Vale Road (or through the Hotel grounds, across the course, using the bridge over the Langley Vale Road to access the Downs - permission yet to be sought). Walking Past the Rubbing House, in front of the Grandstand along to Tattenham Corner. Take the bridleway (Grid Ref 223583) South South West across the course until Grid Ref 209572. Head North West along the adjoining bridleway towards Langley Vale Farm. Just past the Farm take the footpath at Grid Ref 207575 heading West West North until the traffic lights on Langley Vale Road (Grid Ref 204576). Go across at the lights and head North West on the dis-used road until the gate to the RAC grounds (Grid Ref @202577). Once through the gate follow the paths back to the clubhouse/finish.
Will your event impact on the surrounding areas (ie. noise to local residents, part of the event being held offsite, road closures, overflow parking etc)? If so, please provide details	The start and finish will be at the Royal Automobile Clubhouse. They will arrange for parking and the beginning/ending stages of the walk. We may have to arrange for the walkers crossing of the Langley Vale Road (Grid Ref 213584) unless we can get permission from the hotel to use their access across the course (Grid Ref 214586).
Will there be alcohol for sale?	No
Will there be any form of entertainment?	No
Sale of food/drink?	No
Live or recorded music?	No
Fun Fair rides?	No
Bouncy castles?	No
Other? (Please specify)	The walkers may want to access the Rubbing House or the café/hut near Tattenham Corner. We would like to provide a watering stop (a table) with first aid etc and shade by the side of the bridleway at Grid Ref 215573. Other staff will be positioned at crossings and intersections Grid Refs 213584, 223583, 220578, 209572, 207575 and 202577.
Please tick the categories which best describe your event	Fundraising

Agenda Item 7

Appendix 1

Images



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Logo :

QR Code :

Bar Code :

Map



Submitted on : 03-DEC-2025 09:54

Status : Closed - Completed

Priority :

Urgency :

Owner :

Submitted from :

Information

Page : Step 1 - Booking Request	
Region : Booking request	
Question	Answer
Name of venue/space	Epsom Downs
Type of event	Running (comp & non comp)
Page : Step 2	
Region :	
Question	Answer
Name of customer/organisation/club	Epsom Oddballs Running Club
From	26-06-2026
To	26-06-2026
From hours	14:
Minutes	30
To hours	21:
Minutes	00

Agenda Item 7 Appendix 2

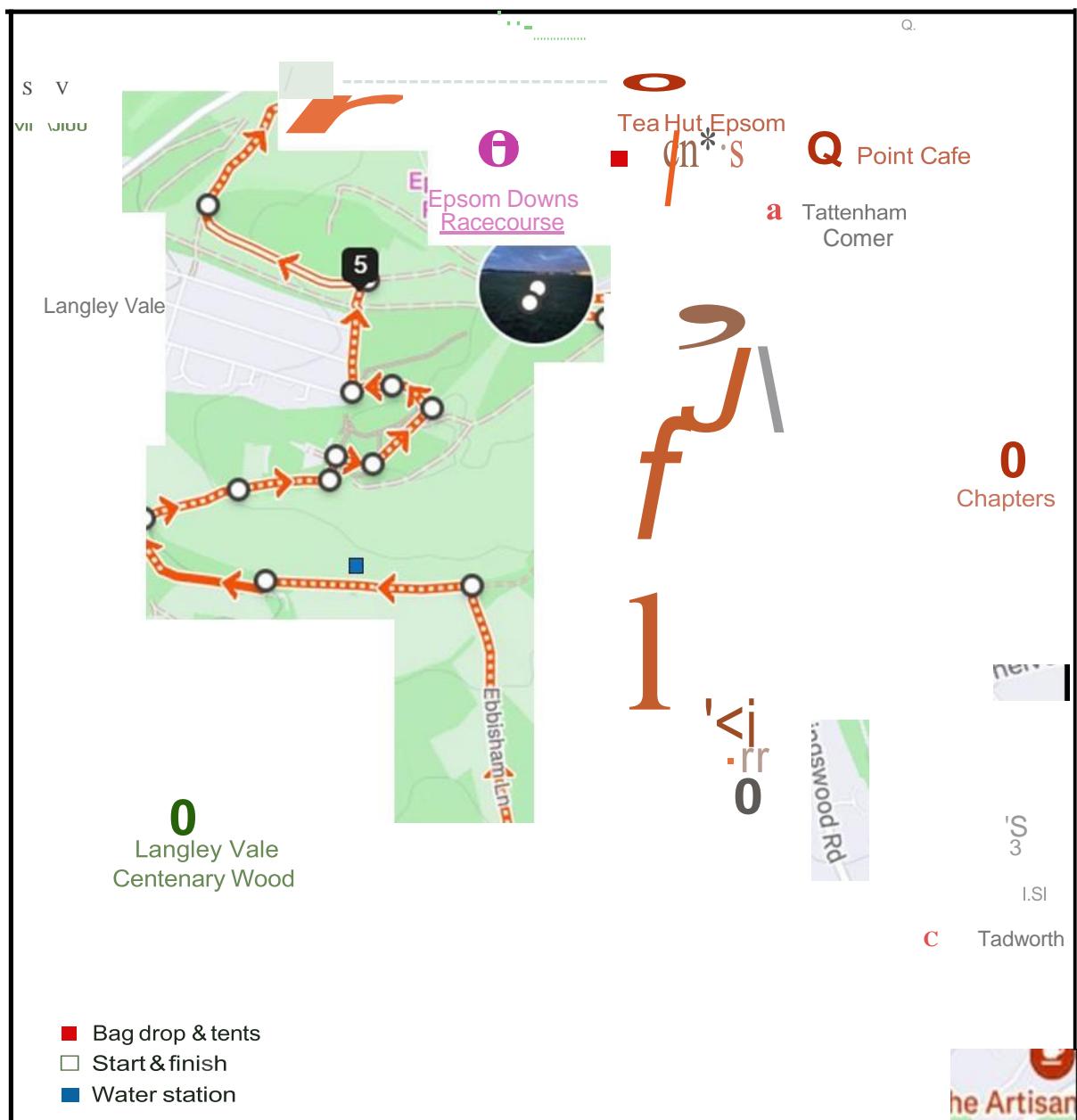
Brief description of the event	The 2000 Perch, previously held on Epsom Downs, is a community focused 10km running event organised by Epsom Oddballs Running Club and held on Epsom Downs. Approximately 200-500 runners are expected, along with 50-100 spectators. The multi-terrain route follows existing bridleways, footpaths and roads and will be fully marshaled, with a water station, first aid/medical provision, signage and clearly managed start/finish zones. The event will be run from 7pm-8.30pm, with set up proposed from 2.30pm onwards but there is flexibility here. Complete pack-down by 9pm. The event includes a full risk assessment, environment and litter management and marshal coordination plan, ensuring minimal disruption to Downs users.
Estimated maximum number of persons attending/participating	A maximum of 500 runners (expecting around the 200 mark)
Estimated maximum number of spectators/staff	50-100 spectators and 45-60 volunteers and support staff
Page : Step 3	
Region :	
Question	Answer
What area of the site will you be using? If necessary please download site map and mark the area you propose to use.	The event will use the grassed area directly adjacent to the Tattenham Corner upper car park (off Tattenham Crescent) as the Start / Finish zone. This area is located to the south-east of the car park and west of the bridleway that leads towards the Downs interior. This space will be used for the following: runner assembly, race briefing, start line, finish funnel, timing point, medical point and volunteer check-in. The running route itself follows existing public bridleways and footpaths around Epsom Downs, including sections of the Tattenham Corner bridleway, Downs House path and the established loop toward Ebbisham Lane. No additional areas beyond these existing paths and the Start/Finish field will be used. The only cordoned/managed zone is the Start/Finish field. Please see the attached site map for the proposed running course.
Will your event impact on the surrounding areas (ie. noise to local residents, part of the event being held offsite, road closures, overflow parking etc)? If so, please provide details	This running event is designed to have minimal impact on the surrounding area. The Perch uses existing public bridleways and footpaths on Epsom Downs and does not require any fencing, PA systems or amplified noise. Noise will be limited to usual crowd activity at the start and finish area and will be brief and minimal. The race starts at 7pm and finishes at 8.30pm (cut-off).

Agenda Item 7 Appendix 2

	<p>Road closures No public road closures are required. The only managed access point is a temporary 10-15 minute hold on the internal access road to the Tattenham Corner upper car park at the race start to allow the runners to clear the area safely. The will be staffed with marshals and re-opened immediately afterwards.</p> <p>Parking Participants will be directed to use existing public car parks on Epsom Downs. No overflow parking areas are required. No parking will occur on verges or bridleways and marshals will oversee safe vehicle movement near the start/finish area.</p> <p>Local residents The event has been previously run on the Downs with no negative impact on residents. There are no residential properties adjacent to the start/finish area. There is along the course but disruption is not expected.</p> <p>Offsite activity No part of the event is held offsite. All activity (set up, race, pack-down) remains within the mapped Epsom Downs area.</p> <p>Environmental impact All litter will be removed immediately after the event. A water station and finish area will have bins and waste bags and a full sweep of the route will take place.</p> <p>Timing Set up to begin at 2.30pm and the event will be fully clear by 9pm.</p>
Will there be alcohol for sale?	No
Will there be any form of entertainment?	No
Sale of food/drink?	Yes
Live or recorded music?	No
Fun Fair rides?	No
Bouncy castles?	No
Other? (Please specify)	No other activities - running event only
Please tick the categories which best describe your event	Not for profit

Images

Agenda Item 7 Appendix 2



SCHEME FOR BBQS AT THE RACECOURSE REVIEW

Head of Service:	Jackie King, Chief Executive
Report Author	Phoebe Batchelor, Samantha Whitehead
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 – Map of Designated BBQ areas

Summary

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.

Recommendation (s)

The Conservators are asked to:

- (1) Note the success of the Barbecue Scheme during 2025 race meetings.
- (2) Grant Epsom Downs Racecourse permission to allow the use of barbeques at race meetings throughout 2026, namely Ladies Day, The Derby and the August Bank Holiday race meetings.
- (3) Nominate and authorise the Clerk to the Conservators, in consultation with the Chair and Vice Chair of the Epsom and Walton Downs Conservators, to consider and grant permission to any future continuation of the Barbecue Scheme, subject to no material issues or concerns having been raised during the preceding season.

1 Reason for Recommendation

- 1.1 Following the successful continuation of the barbecue scheme during 2025, it is proposed to grant permission to Epsom Downs Racecourse to follow the same protocol for 2026 race meetings.
- 1.2 The Barbecue Scheme has operated successfully for a number of years and has been approved annually by the Conservators without any issue. No substantive complaints, enforcement concerns or operational difficulties have been raised during this period, and the annual report has therefore become a procedural exercise rather than a necessary item for a decision.

- 1.3 Delegating authority for the continued operation of the scheme to the Clerk, in consultation with the Chair and Vice Chair, will provide a more proportionate and efficient approach to governance while retaining appropriate oversight. This will also ensure that the Conservators remain involved should any material change or issues arise, at which point the matter can be referred back for consideration.

2 Background

- 2.1 At the March 2020 meeting of the Epsom and Walton Conservators, members agreed to a scheme for the use of barbecues at Ladies Day, The Derby and the August Bank Holiday race meetings.
- 2.2 Implementation of the scheme was delayed until 2022.
- 2.3 As racing continued as normal during 2025, the barbecue scheme continued, and dedicated barbecue areas were set-up in line with the map provided in the 2020 report and at appendix 1.
- 2.4 Both the Jockey Club and the Downskeepers monitored these areas during the race meeting with no concerns raised by either party.
- 2.5 Further to the success of last year's events, the Jockey Club would like to formally request permission from the Conservators to continue the scheme for the same race meetings in 2026, namely Ladies Day, The Derby and the August Bank Holiday.
- 2.6 There are no proposed amendments to the scheme outlined in 2020, the area will be kept in the same position and the same safety protocols will be followed.

3 Risk Assessment

Legal or other duties

- 3.1 Equality Impact Assessment

- 3.1.1 None for this report.

- 3.2 Crime & Disorder

- 3.2.1 None for this report.

- 3.3 Safeguarding

- 3.3.1 None for this report.

- 3.4 Dependencies

- 3.4.1 None for this report.

- 3.5 Other

3.5.1 None for this report.

4 Financial Implications

- 4.1 As in the previous year, the proposed scheme will require compliance checks to be undertaken by the Council to ensure the conditions of any permission are being met.
- 4.2 The Downskeepers have confirmed that minimal resources were necessary to carry out the compliance checks last year, and the team are adequately resourced to conduct the checks again next year, should permission be granted.
- 4.3 **Section 151 Officer's comments:** None for this report.

5 Legal Implications

- 5.1 The Downs are regulated by the Epsom & Walton Downs Regulation Act 1984. The purpose of the Act is to protect the Downs and put in place arrangements for its management.
- 5.2 Section 11 of the Act allows for the making of byelaws. The Conservators have made such byelaws, and the current set of byelaws were approved in accordance with the statutory process on the 24 September 2013.
- 5.3 The current byelaws, provide at byelaw 2(i) (g) the ability of the Conservators to grant consent to the lighting of fires on the Downs, “2. (i) A person shall not, without the consent of the Conservators, on the Downs: (g) camp or light fires”
- 5.4 If the Conservators agree to grant permission, subject to conditions, it is not to allow camp or light fires, but only to allow the use of barbecues. The proposed conditions along with the operating procedures of the Applicant provide the necessary reassurance that the impact of such activity on the grassland habitat will be managed.
- 5.5 The Conservators are empowered to determine their own governance arrangements, including the delegation of functions to officers. The proposed delegation to the Clerk in consultation with the Chair and Vice Chair, represents an exercise of that authority and does not amend the statutory framework, byelaws or conditions governing the Barbecue Scheme.
- 5.6 Any substantive issues arising from the operation of the scheme will continue to be referred to the Conservators for determination.
- 5.7 The granting of any conditional permission does not set a precedent for other applications at the Racecourse. It does not permit any applications to be made anywhere else on the Downs.

5.8 **Legal Officer's comments:** The legal comments have been set out above.

6 Policies, Plans & Partnerships

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

- Opportunity and Prosperity – supporting local business

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

6.3 **Climate & Environmental Impact of recommendations:**

6.3.1 There has been a global debate over the impact of charcoal barbecues on air pollution, however, the general feeling appears to be that if the charcoal being burnt is sustainably produced there is a carbon neutral impact on the environment.

6.3.2 The Jockey Club may want to consider this research in its code of conduct for use of the barbecue area and encourage visitors to purchase sustainably produced charcoal from coppiced English woodlands or made from other sustainable materials such as coconut shells, seed/crop husks or bamboo.

6.4 **Sustainability Policy & Community Safety Implications:**

6.4.1 The protocols set out in the March 2020 Barbecue Scheme ensures the barbecue area is professionally managed with an emphasis on community safety.

6.5 **Partnerships:**

6.5.1 This item supports the partnership between the Conservators and the Jockey Club.

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

7 Background papers

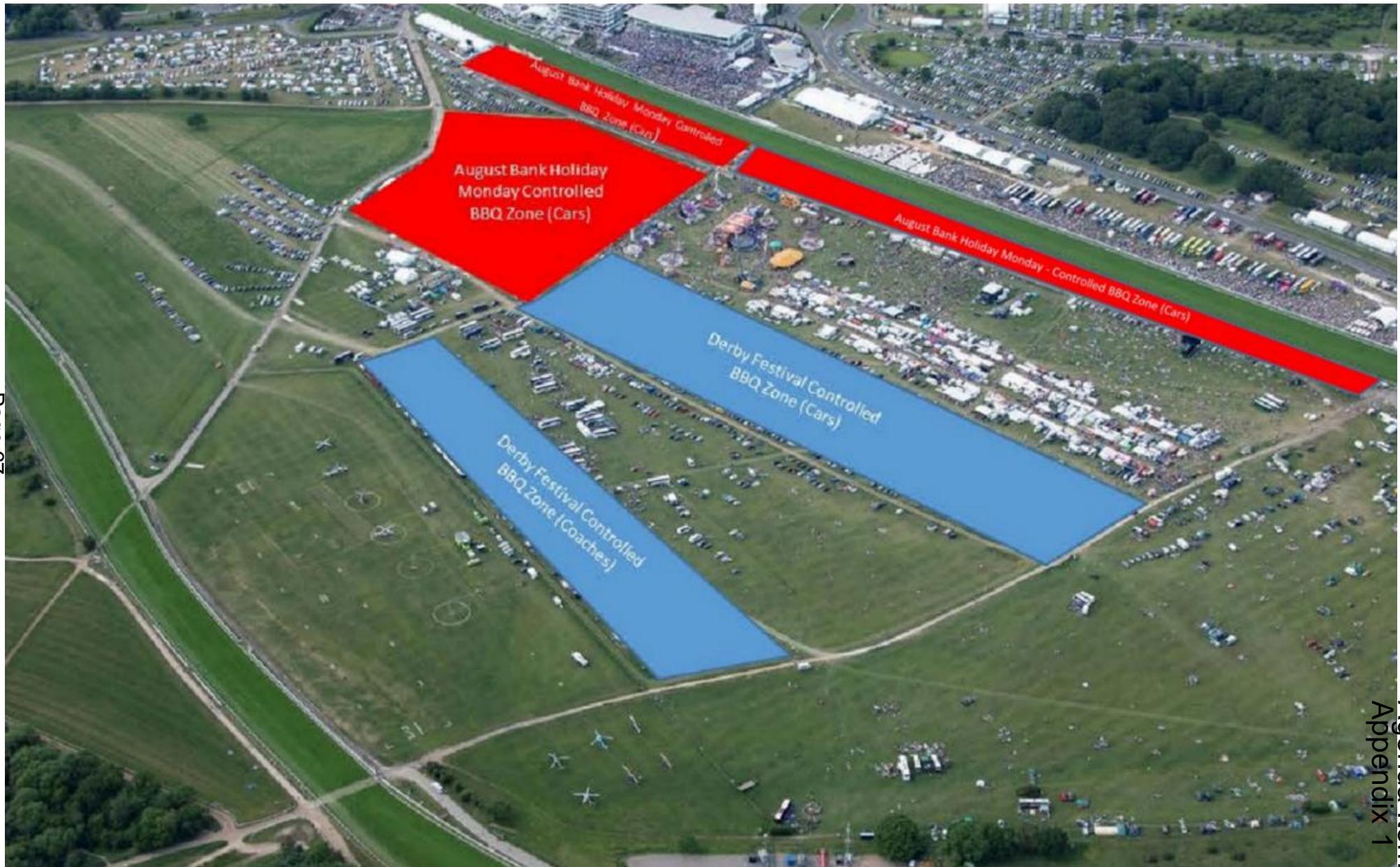
7.1 The documents referred to in compiling this report are as follows:

Previous reports:

- [March 2020 – Scheme for Barbecues at the Racecourse](#)
- [January 2025 – Scheme for Barbecues at the Racecourse Review](#)

Other papers:

- None.



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CAR PARK MANAGEMENT

Head of Service:	Jackie King, Chief Executive
Report Author	Phoebe Batchelor, Samantha Whitehead
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 - Car Park Management Operational Note

Summary

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.

Recommendation (s)

The Conservators are asked to:

- (1) Note the level of use by the Jockey Club of Car Parks 3 and 8 during 2025.
- (2) To approve an application by the Jockey Club to use these car parks during 2026 for ad-hoc events.
- (3) Approve the Car Park Management Operational Note as set out in Appendix 1.
- (4) Nominate and authorise the Clerk to the Conservators, in consultation with the Chair and Vice Chair of the Epsom and Walton Downs Conservators, to consider and grant permission to any future continuation of the use of Car Parks 3 and 8, subject to no material issues or concerns having been raised during the preceding season.

1 Reason for Recommendation

- 1.1 Due to minimal use of Car Park 3 (Owners and Trainers) and Car Park 8 (Derby Arms) for ad-hoc hospitality events during 2025 and a proposal for a similar number of uses in 2026, it is recommended that permission is granted to continue this arrangement.

- 1.2 The use of Car Parks 3 and 8 by The Jockey Club has operated successfully for a number of years and has been approved annually by the Conservators without any issue. No substantive complaints, enforcement concerns or operational difficulties have been raised during this period, and the annual report has therefore become a procedural exercise rather than a necessary item for a decision.
- 1.3 Delegating authority for the continued use of Car Parks 3 and 8 by The Jockey Club to the Clerk, in consultation with the Chair and Vice Chair, will provide a more proportionate and efficient approach to governance while retaining appropriate oversight. This will also ensure that the Conservators remain involved should any material change or issues arise, at which point the matter can be referred back for consideration.

2 Background

- 2.1 Following a comprehensive report to the Conservators in June 2018 outlining an application from the Jockey Club to use Car Park 3 (Owners and Trainers) and Car Park 8 (Derby Arms) for ad-hoc hospitality events, approval was granted with conditions set by the Conservators for the use of these areas for up to 40 days per year.
- 2.2 In line with the conditions attached to the approval, a review of the previous year's usage has been conducted and Officers can report that Car Parks 3 and 8 were only used on eight days during 2025, which is well below the limit set by the Conservators.
- 2.3 The Jockey Club have formally approached the Conservators to request that similar permission is granted for the ad-hoc use of Car Parks 3 and 8 for 2026 and predict that the areas will only be required for a maximum of ten days during the year.
- 2.4 No concerns were raised by the Downskeepers, public or racing community during 2025 and therefore the recommendation is to support this request for next year.
- 2.5 The requirement for a car park management plan originated from concerns raised in relation to the occasional use of a grassed area near the Derby Arms for overflow parking. At the time, the Conservators agreed that use of the area could continue subject to appropriate management, and it was recorded that a management plan should be provided.
- 2.6 Subsequent reports have continued to reference this requirement, and it has remained on the action tracker. In practice, parking arrangements at this location have continued to be managed on an event-by-event basis, and no further issues have been reported.

3 Current Position

- 3.1 Officers have reviewed the background to this matter and discussed the issue with representatives of the Jockey Club Racecourses. It is recognised that comprehensive car parking and traffic management arrangements are already in place for major race meetings and high-attendance events.
- 3.2 The historic issue relates specifically to the occasional and temporary use of Car Parks 3 and 8 during minor events where limited additional parking capacity may be required. In practice, use of this area has been infrequent, proportionate, and responsive to attendance levels, weather conditions, and ground suitability.
- 3.3 To address the historic action in a proportionate way, a light-touch, site-specific Car Park Management Operational Note has been prepared and is attached at Appendix 1. This document formalises existing practice and applies solely to the occasional use of this area. Officers are satisfied that this provides appropriate assurance without the need for a full, standalone car park management plan.

4 Risk Assessment

Legal or other duties

- 4.1 Equality Impact Assessment
 - 4.1.1 None.
- 4.2 Crime & Disorder
 - 4.2.1 None.
- 4.3 Safeguarding
 - 4.3.1 None.
- 4.4 Dependencies
 - 4.4.1 None.
- 4.5 Other
 - 4.5.1 The risks associated with the occasional use of the grassed area for overflow parking are considered low and are appropriately managed through existing operational arrangements, including stewarding, signage, and event-day oversight..

5 Financial Implications

- 5.1 There are no direct financial implications arising from this report. The proposed approach avoids unnecessary administrative burden while maintaining appropriate oversight.

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

6 Legal Implications

- 6.1 The Conservators have powers under the Epsom and Walton Downs Regulation Act 1984 to manage, regulate and control the Downs, and to make arrangements as they consider necessary or expedient for their proper management and preservation,
- 6.2 Approval of the Operational Management Note represents a proportionate and evidence-based response to this duty.
- 6.3 The Conservators are empowered to determine their own governance arrangements, including the delegation of functions to officers. The proposed delegation to the Clerk in consultation with the Chair and Vice Chair, represents an exercise of that authority and does not amend the statutory framework, byelaws or conditions governing the use of Car Parks on the Downs.
- 6.4 Any substantive issues arising from the use of Car Parks 3 and 8 by The Jockey Club will continue to be referred to the Conservators for determination.

6.5 **Legal Officer's comments:** None save as outlined in the report.

7 Policies, Plans & Partnerships

7.1 **Council's Key Priorities:** The following Key Priorities are engaged:

- Green and vibrant

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

7.3 **Climate & Environmental Impact of recommendations:**

7.4 **Sustainability Policy & Community Safety Implications:**

7.5 **Partnerships:** This report supports a proportionate, risk-based approach to land management and reflects effective partnership working between The Conservators and The Jockey Club.

7.6 **Local Government Reorganisation Implications:** None

8 Background papers

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

Previous reports:

- Update: Parking on Land in Front of Derby Arms – Conservators (June 2018)

- Review of Use of the Owners and Trainers and Derby Arms Car Park by the Racecourse – Conservators (January 2024)
- Review of Use of the Owners and Trainers and Derby Arms Car Park by the Racecourse – Conservators (January 2025)

Other papers:

- Consultative Committee Action Tracker (various dates)

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Operational Management Note

Car Parks 3 and 8 – Epsom Downs

1. Purpose

This Operational Management Note provides a light-touch framework for the managed use of Car Parks 3 and 8 on Epsom Downs. It is intended to support proportionate, practical management of these areas where temporary or event-related parking is required, without introducing unnecessary administrative or regulatory burden.

2. Scope

This note applies specifically to:

- Car Park 3 – Grandstand-side parking area
- Car Park 8 – outer Downs / overflow parking area

It does not apply to other parking areas on the Downs and does not create a general parking policy.

3. Legal Context

The Conservators have powers under the Epsom and Walton Downs Regulation Act 1984 to manage, regulate and control the Downs, and to make such arrangements as they consider necessary or expedient for their proper management and preservation. This Operational Management Note represents a proportionate and practical exercise of those powers.

4. Management Principles

Use of Car Parks 3 and 8 will be guided by the following principles:

- Protection of the Downs and prevention of land damage
- Public safety and safe vehicle movement
- Proportionate controls appropriate to the scale and nature of use
- Flexibility to respond to different event requirements

5. Operational Arrangements

Where use of Car Parks 3 and 8 is required, the following measures **may** be applied as appropriate:

- Stewarding or traffic management
- Temporary signage
- Defined parking layouts to minimise land impact
- Post-event inspection and remedial action where necessary

6. Review and Oversight

This Operational Management Note will be applied flexibly and reviewed periodically to ensure it remains appropriate, effective and consistent with the Conservators' statutory duties.

REINTRODUCTION OF GRAZING TO JUNIPER HILL

Head of Service:	Ian Dyer, Head of Operational Services
Report Author	Sarah Clift, Samantha Whitehead
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix 1 - Implementation Plan

Summary

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 committee.

Recommendation (s)

The Conservators are asked to:

- (1) Support the reintroduction of grazing to Juniper Hill, subject to securing external funding for initial infrastructure and nominate and authorise the Senior Countryside Officer, in conjunction with the Clerk of the Conservators to progress this initiative to completion.**
- (2) Agree recommendations as set out in the Implementation Plan.**
- (3) Agree the timetable as set out in the Implementation Plan.**

1 Reason for Recommendation

- 1.1 The grassland of Juniper Hill bears special attention as it has been considered to be the best of its type in Surrey. It is regarded by the Epsom and Ewell Local Biodiversity Action Plan working group as a top priority to conserve and enhance.
- 1.2 Due to the site's importance to the Borough's Biodiversity, appropriate resources should be provided to manage it to its full potential as soon as possible.

2 Background

- 2.1 The management recommendations for this area are essential for the maintenance and restoration of this nationally scarce and important habitat.
- 2.2 Juniper Hill contains an area of very diverse calcareous grassland, however, with current resources, the rougher grasses and scrub are becoming invasive, leading to a reduction in this diversity.
- 2.3 In the grassland and the surrounding woodland, there are also several Juniper bushes. In Southern counties, Juniper is in a critical state of decline with evidence of habitat fragmentation, so it is a priority to protect the population we have.
- 2.4 There has been a huge amount of partnership working and volunteer effort that has gone in to open up and restore this area over the last 25 years, which should not be lost.
- 2.5 Grazing was carried out on Juniper Hill in the recent past at the end of the 90s and early 2000s. It was very successful and made a real difference to the habitat. Since grazing has ceased the habitat is degrading and we are losing the diversity of plant life that was once there.
- 2.6 Following research and consultation it is proposed to use the Downlands Grazing Partnership to supply the grazing animals due to their experience and expertise. They also offer a weekly check of the animals along with training of staff and volunteers.

3 Risk Assessment

Legal or other duties

- 3.1 Equality Impact Assessment
 - 3.1.1 None for the purposes of this report
- 3.2 Crime & Disorder
 - 3.2.1 By ensuring that our sites are well looked after and managed well, visitors tend to respect the area and less vandalism will occur. By having Juniper Hill more actively managed there will be more presence on site which will also lead to less antisocial behaviour.

3.3 Safeguarding

3.3.1 The plan to graze will encourage the use of volunteers to assist in managing and enhancing the biodiversity of Juniper Hill. Volunteer activities will include opportunities for vulnerable adults.

3.4 Dependencies

3.4.1 None for the purposes of this report

4 Financial Implications

4.1 As set out in the Implementation Plan, the initial outlay for infrastructure and installation will be approx. £17,500, which will be covered by external grant funding.

4.2 Ongoing revenue costs are expected to be around £4,500 annually, for the hire of the animals and on-going project management. A provisional allocation of £4,500 has been included in the proposed revenue budget for 2026/27 to fund these costs if the proposal is agreed. If the scheme does not go ahead the provisional allocation will be contributed to the working balance.

Section 151 Officer's comments: The officer time and ongoing costs for this scheme will be funded from existing EWDC staffing and budgets.

5 Legal Implications

5.1 Epsom And Walton Downs are governed by their own specific local Act of Parliament, The Epsom and Walton Downs Regulation Act 1984,(the Act) under which provision is made for the Downs to be controlled by the "Epsom and Walton Downs Conservators". Section 11 of the Act also provides for the Conservators to make Byelaws, and the current set of such byelaws were confirmed by the Secretary of State in 2005.

5.2 The Conservators primary duty, set out on Section 10 (1) of the Act is as follows:

5.3 "It shall be the duty of the Conservators to preserve the Downs so far as possible in their natural state of beauty and to have regard to the rules of good forestry and the desirability of conserving flora, fauna and geological or physiographical features of special interest....."

5.4 The duties of the Conservators under the Act, is to regulate, preserve and control the Downs- "section 10. 1 (a) do any works necessary for preserving, restoring, planting and maintaining the turf, trees, shrubs, plants and grass and for landscaping and temporarily fence off such parts of the Downs as they may think necessary;".

5.5 The nature of the works being requested fall within section 10 of the Act. However, it is important that any works are carefully considered and executed.

5.6 **Legal Officer's comments:** None other than as stated above.

6 Policies, Plans & Partnerships

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

- Green and Vibrant – by managing our chalk grassland resource, which is identified as a priority habitat, to the best of our abilities we will be ensuring an improvement in biodiversity. Well-functioning ecosystems are vital not only for biodiversity but also to help manage the climate.
- Safe and well – by providing well managed green spaces for people to go out and enjoy we are helping to improve our residents' and visitors' health and wellbeing. The grazing project will also offer up opportunities for people to volunteer in their local green space and become more active.

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

6.3 **Climate & Environmental Impact of recommendations:** Reintroducing grazing will only have a positive effect on the climate and environment. The Climate Change Officer is aware and supportive of the project.

6.4 **Sustainability Policy & Community Safety Implications:** Managing the Biodiversity resource of Juniper Hill is inherently sustainable. By having well managed open spaces for wildlife and people, you could argue encourages more people to use them, respect and value them and therefore make them safer places to be.

6.5 **Partnerships:** The site has already been lucky enough to have had input from other partners, including the Lower Mole Partnership, Downlands Partnership, Downlands Grazing Partnership, Downlands Trust, Surrey Wildlife Trust, Surrey Botanical Society, Butterfly Conservation and The Countryside Team Volunteers. Partnership working has been instrumental in managing our nature reserves in the Borough and the grazing project will foster our current partnerships and inevitably lead to more.

6.6 **Local Government Reorganisation Implications:** It is vital that the policy of conservation grazing management of Juniper Hill is continued to be supported by East Surrey. There should be a smooth transition as it is proposed to use the Downlands Grazing Partnership to assist in managing the project, who will also become part of East Surrey.

7 Background papers

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

Previous reports:

- [Epsom and Walton Downs Habitat Management Plan 2023-2028](#) - which can be found on the EEBC website at the bottom of the linked webpage

Other papers:

- [Feasibility Study to reintroduce grazing to Juniper Hill – Report – 23 June 2025](#)
 - [Appendix 1 – Feasibility Study to reintroduce grazing to Juniper Hill – 23 June 2025](#)

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Implementation plan to reintroduce conservation grazing to Juniper Hill



Sarah Clift
COUNTRYSIDE TEAM
NOVEMBER 2025

Introduction

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. This implementation plan will outline the steps needed to fulfil this objective.

Background

The grassland of Juniper Hill bears special attention as it has been considered to be the best of its type in Surrey. It is regarded by the Epsom and Ewell Local Biodiversity Action Plan working group as a top priority to conserve and enhance.

Grazing has always been and is likely to remain, the preferred management option on Juniper Hill as it has been responsible for creating and maintaining the biological interest, allowing the wildflowers to flourish and a vital aid in controlling the scrub.

Following the EWD Conservators meeting, on 23 June 2025, where the feasibility report was considered, it was agreed to progress the project.

Recommendations

1. Robust fencing is to be used, Clipex fencing has been recommended.
2. To ensure safety of the animals and minimise risk of escapees which could endanger horses and their riders, no public access will be allowed while the animals are on site.
3. The vehicle gates in to the paddocks will be locked shut when animals are on site. Staff and specialist volunteers only to have key/combination.
4. When animals are off site, the vehicle gates will be left propped open so people can have free access.
5. The fencing will be set back from the central path to give visitors less of a sense of being shut out.
6. Information leaflets will be delivered to nearby residents and local horse yards.
7. A 'meet the sheep' event will be organised before the fencing is installed and animals arrive to encourage support for the reintroduction of grazing.
8. Volunteer checkers will be sought to support staff in managing the grazing.
9. The Downlands Grazing Partnership will be used to supply the animals, who will also carry out checks once a week and provide training to staff and volunteers.
10. Number of animals and timings to be assessed as we go to ensure correct grazing pressure.

Costs

Capital costs -

Fencing

Juniper south 410m

Juniper north 310m £11,000.00 plus £4000 to install

Task to clear vegetation along the route of the fence line - £500

Rainwater harvester trough x2 - £2000 (materials and installation)

Installation of a mains water supply can be investigated in the future.

Possible other upfront costs - If vandalism becomes a problem, we can look in to purchasing NoFence collars as an extra line of defence but considering the type of fencing we are going to use, I don't think this will be definitely necessary. Collars are approx. £200 each. So, £2000 in total for 8 sheep. NB Hire of collars is possible.

Ongoing/revenue costs -

On the basis of **8 sheep grazing** for 13 weeks between 15/09/2026 to 15/12/2026 and then again for 10 weeks between 12/01/2027 and 23/03/2027, plus all movement costs and water filling (may not be needed if we get enough rain), the cost is **£1386.45 ex VAT**.

Vegetation management of fence line. Once or twice a year. This should be able to be carried out by the EEBC Countryside Team and their volunteers.

Hire of NoFence collars is possible from the Downlands Partnership, if there is enough supply, which would cost £1.20 per animal, per week. Total cost for 23 weeks is **£220.80**, which would be the annual cost if it is felt necessary.

Officer time will also need to be considered

Project management will involve:

- Sourcing funding, grant applications.
- Overseeing preparation of the site and installation of the infrastructure.
- Recruitment and support of volunteers. These first three points will be covered by the overtime budget currently being used to progress the project.
- Overseeing safety of animals and other users of the site while animals are on site, including checks twice a week. Extra officer time costed at £2,500 for the duration of the animals being on site.

Downkeepers' involvement:

- Training to check animals and be fully aware of infrastructure needs.
- Daily checks taking approx. 1 hr. Potentially for 4 days a week until a volunteer team is set up. It is suggested that this can be incorporated into their regular duties at no extra cost.

Capital Funding for infrastructure

Your Fund Surrey via Cllr McCormick

Small Projects Community Funding

Applications for the Your Fund Surrey Small Community Projects Fund (YFSSCP) can be made via a local County Councillor. The deadline for submitting applications is 5pm on Friday 20 March 2026, although some Surrey County Councillors may spend their allowance sooner.

The Downlands Trust

An application for a proportion of the money needed will be made to the Downlands Trust. We will also ask them if they would be happy to be the named applicant for the YFSSCP as applications are not accepted from councils.

Revenue funding for animal hire and on-going project management

It is proposed that the new income from the food and drink vans within the car parks will cover the ongoing costs related to the grazing project.

Timetable

January 2026 – EWD conservators committee

Early March 2026 – clear route for fence line by Lower Mole Partnership Volunteers

March 20th 2026 – Deadline for applications to be submitted to Your Fund Surrey Small Community Fund

February – June 2026 – Consultation with the public, recruitment of volunteers

June 2026 – Meet the sheep event, which can include training of staff and volunteers

July/Aug 2026 – Installation of fencing

September - Dec 2026 – Animals graze for 13 weeks

Jan – March 2027 – Animals graze for 10 weeks

PROPOSAL TO LAY RUBBER SURFACE TO BRIDGE OVER UNDERPASS

Head of Service:	Jackie King, Chief Executive
Report Author	Phoebe Batchelor, Samantha Whitehead
Wards affected:	College Ward; Town Ward; Woodcote and Langley Vale Ward;
Appendices (attached):	Appendix One – Proposal from The Jockey Club (including location photograph)

Summary

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.

Recommendation (s)

The Conservators are asked to:

- (1) Approve the proposal to lay a permanent black wet-pour rubber surface to the bridge over the underpass.

1 Reason for Recommendation

- 1.1 The recommendation is made to enable safety improvements to an existing route used by horses and pedestrians, reduce the risk of slips and falls associated with the current worn tarmac surface, and support the Racecourse's strategic approach to providing equine-friendly surfaces.

2 Background

- 2.1 The Jockey Club proposes to replace the existing tarmac surface across the bridge over the underpass with a 20mm solid black rubber crumb (wet-pour) surface.
- 2.2 The route extends from the horse collecting ring near the Stables to the area near the Rubbing House Public House.

- 2.3 Sections of rubberised surfacing are already present at either end of the route, and the proposal would extend this surface across the remaining tarmac section, see photographs in appendix one.
- 2.4 The existing grass verges adjacent to the route would remain unchanged.
- 2.5 The proposed surface type is already used elsewhere within the Racecourse, including the Stables and Parade Ring areas.
- 2.6 If approved, the works are anticipated to begin on Monday 2 February 2026 and are expected to take up to five working days to complete.
- 2.7 Access across the underpass may need to be temporarily restricted during the works.

3 Risk Assessment

Legal or other duties

3.1 Equality Impact Assessment

- 3.1.1 The proposal is not considered to have a negative impact on any protected groups. The improved surface may provide a safer and more accessible route for users, including those with mobility considerations.

3.2 Crime & Disorder

- 3.2.1 The proposal is not anticipated to give rise to any crime or disorder implications.

3.3 Safeguarding

- 3.3.1 None

3.4 Dependencies

- 3.4.1 The proposal is dependent on the Conservators' agreement to the works and the completion of the works in accordance with the details set out in the submitted proposal.

3.5 Other

- 3.5.1 None

4 Financial Implications

- 4.1 All costs associated with the proposed works will be met by The Jockey Club. There are no financial implications for the Conservators.
- 4.2 **Section 151 Officer's comments:** None for the purposes of this report.

5 Legal Implications

- 5.1 The proposal has been considered in the context the Epsom and Walton Downs Regulation Act 1984. The works relate to the replacement of surfacing on an existing route and do not involve a change of use, restriction of access, or material alteration to the character of the Downs.
- 5.2 The proposal is considered compatible with the provisions and purposes of the Act, subject to the Conservators' agreement.
- 5.3 **Legal Officer's comments:** None save as outlined above.

6 Policies, Plans & Partnerships

- 6.1 **Council's Key Priorities:** The following Key Priorities are engaged:
 - Safe and Well
- 6.2 **Service Plans:** The matter is not included within the current Service Delivery Plan.
- 6.3 **Climate & Environmental Impact of recommendations:** The proposal relates to a replacement of an existing surface and is not expected to impact on the climate or the environment.
- 6.4 **Sustainability Policy & Community Safety Implications:** The proposal supports community safety by reducing the risk of slips and falls on a well-used route.
- 6.5 **Partnerships:** The proposal reflects the ongoing partnership between the Council, the Conservators and The Jockey Club.
- 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

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Proposal to lay to permanent black wet-pour rubber the current tarmac surface across the Underpass at Epsom Racecourse, near Rubbing House Pub

Epsom Racecourse seeks to lay a solid black 20mm rubber crumb surface on the extent of the existing tarmac section that stretches from the horse collecting ring near the Stables, to the point near the Rubbing House Pub, where a section of the intended rubber surface is already in situ. The existing grass border to the tarmac section will be left in situ in its entirety.

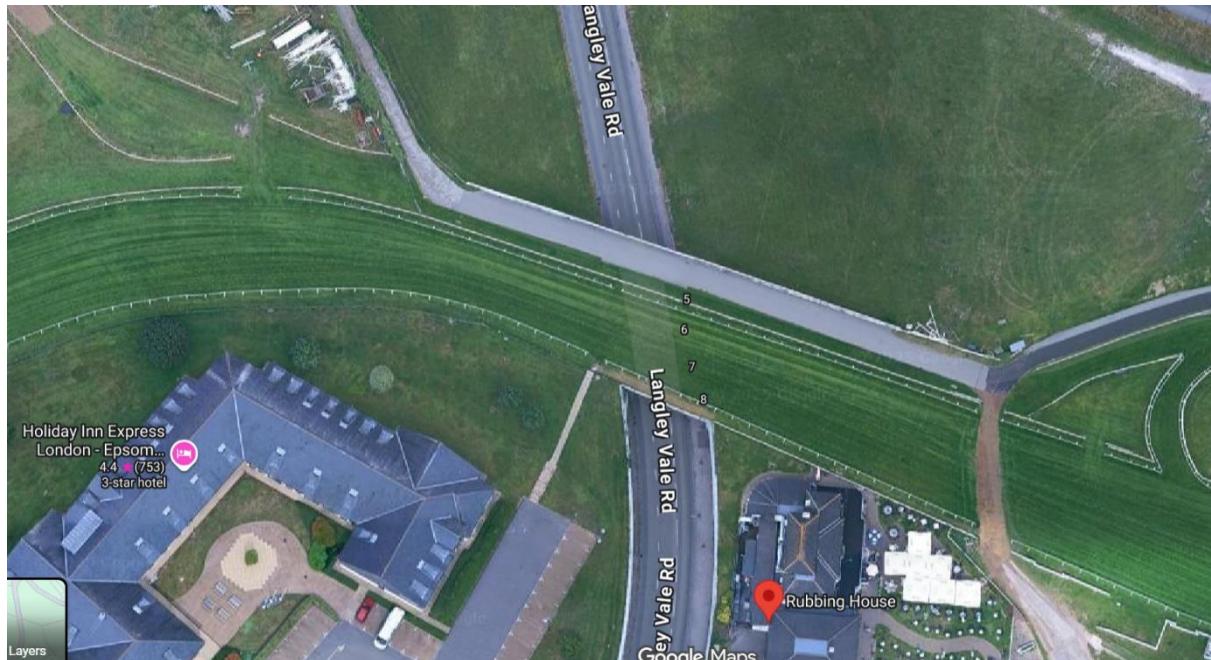
The reasons for this proposal are as follows ;

- The current tarmac surface has been down for a considerable time. It is prone to becoming slippery to both equine and human users in winter time, as is typical of a worn, tarmac surface. The proposed rubber surface will prove safer much all year round. This is the same surface already in place in the Racecourse Stables, Parade Ring, and other equine areas.
- It is the Racecourse's strategic policy to provide an equine-friendly surface, be that either grass or rubber, for the horse's entire walking or ridden journey when at the course. This section of tarmac represents the only remaining element of the equine journey at the Racecourse that is not on either grass or rubber.
- The land in question is Racecourse-owned, and it is our understanding that there are no public footpaths or bridleways on the section in question. In planning terms, our advice is that the work will represent the maintenance of or an improvement to the surface of an unadopted private way, and that is therefore not subject to a fresh planning consent (General Permitted Development Order regulations, part 9 Class E)
- If approved, the proposed works would begin on Monday 2 February. It is estimated that the works will take a maximum of five working days to complete. Access across the Underpass will need to be restricted during the course of these works.

Street view of area to be resurfaced



Ariel view of area to be resurfaced



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