



LICENSING AND PLANNING POLICY COMMITTEE

Special Meeting

Tuesday 22 September 2026 at 7.00 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 Licensing and Planning Policy Committee meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Councillor Peter O'Donovan (Chair)
Councillor Neil Dallen (Vice-Chair)
Councillor Steve Bridger
Councillor Julian Freeman
Councillor Rob Geleit

Councillor James Lawrence
Councillor Phil Neale
Councillor Kieran Persand
Councillor Humphrey Reynolds
Councillor Clive Woodbridge

Yours sincerely

Chief Executive

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

EMERGENCY EVACUATION PROCEDURE

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

Public information

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

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

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

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

Exclusion of the Press and the Public

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

Questions and statements from the Public

Questions and statements from the public cannot be received at this special meeting of the committee.

For more information on public speaking protocol at Committees, please see Annex 4.2 of the Epsom & Ewell Borough Council Operating Framework.

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AGENDA

1. DECLARATIONS OF INTEREST

To receive declarations of any Disclosable Pecuniary Interests or other registrable or non-registrable interests from Members in respect of any item to be considered at the meeting.

2. MOTION (Pages 5 - 12)

This report sets out notices of motions ruled in order and provides officer comments in response to the motion.

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MOTION

Head of Service:	Ian Mawer, Head of Planning Policy and Economic Development
Report Author	Ian Mawer
Wards affected:	(All Wards);
Urgent Decision	No

Summary

This report sets out notices of motions ruled in order and provides officer comments in response to the motion.

Recommendation (s)

The Committee is asked to:

- (1) Consider the Motion in accordance with Standing Orders.

1 Reason for Recommendation

- 1.1 The rules regarding the submission of motions to Licencing and Planning Policy Committee are set out in Appendix 5 of the Council's Constitution.
- 1.2 The requirements set out in CPR4 of Appendix 5 of the Constitution have been satisfied to enable a special meeting of the Licencing and Planning Policy Committee to consider a motion requested by three members of the Licencing and Planning Policy Committee.

2 Background

- 2.1 In accordance with paragraphs 4.2 and 4.4 of Appendix 5 to the Constitution, 'Standing Orders relating to the Conduct of Committees, Sub-Committees, and Advisory Panels':
 - 2.1.1 A Special meeting may be called if a joint written request signed by at least three, or one quarter of the total number of voting members of the committee or other body (whichever is the greater) has been made to the Chair of the committee or body (or in their absence Vice Chair). The Request should also be sent to the Head of Legal Services / Monitoring Officer.

2.1.2 The request to call a special meeting must state the business to be transacted and no other business. The Head of Legal Services / Monitoring Officer must fix a date for the meeting which, so far as practicable, is appropriate for the proper despatch of that business (upon which the Standing Order for circulation of papers will then apply).'

2.2 The request has been made by the requisite number of members of the Licensing and Planning Policy Committee — Cllr James Lawrence, Cllr Kieran Persand and Cllr Rob Geleit.

3 Motion

3.1 The motion is as follows:

The committee notes that

1. At the July 2nd examination hearing the Inspector instructed officers and councillors to engage directly with each other on concerns over the Infrastructure Development Plan.
2. A lack of meaningful engagement has meant that the Consultation Summary does not adequately address consultation responses on blue lights and telecommunications issues, these were subsequently raised at the examination hearing with no action.

This committee therefore resolves that planning policy officers make proactive contact with the proper organisational stakeholders to achieve a comprehensive response on blue lights and telecoms infrastructure:

1. To reflect the new Police & Crime Plan 2025-28 and detail the implications of new housing for this type of infrastructure.
2. To reflect the June 2026 HMICFRS inspection of Surrey Fire & Rescue Service and detail the implications of new housing for this type of infrastructure.
3. To reflect the impact of new housing on capacity in mobile telecommunications, not just signal coverage, and to demonstrate how integration of the 5G rollout has been considered.

<https://www.surrey-pcc.gov.uk/police-crime-plan-2025-28/>

<https://hmicfrs.justiceinspectorates.gov.uk/fire-and-rescue-services/surrey/>

<https://commonslibrary.parliament.uk/research-briefings/cbp-7883/>

<https://www.surreycc.gov.uk/roads-and-transport/policies-plans-consultations/transport-plan/policy-areas/digital-connectivity#about>

4 Officer comments in response to the motion

- 4.1 The Local Plan Examination commenced upon the appointment of a Planning Inspector to Examine the Epsom and Ewell Local Plan (2022-2040) on 1 April 2025.
- 4.2 The Local Plan is supported by a range of evidence base documents including an Infrastructure Delivery Plan (IDP). The purpose of an IDP is to provide background evidence as to the main elements of physical and social infrastructure likely to be needed in the borough to support delivery of the development included within the local plan. IDPs are high-level documents which are updated in consultation with key infrastructure providers as local plans progress. The Epsom & Ewell Local Plan (2022-2040) is supported by an IDP of which five versions have been published to reflect the progress of the Local Plan through the plan preparation and examination stages (further detail contained in para 4.12).
- 4.3 The initial Examination hearings were split into two stages:

Stage 1 – Legal Compliance and the Duty to Cooperate (28 August 2025).

Stage 2 – Soundness – the hearings were based on 12 specific matters and were held over 7 days between 30 September 2025 and 09 October 2025.
- 4.4 An additional one-day hearing was held on the 2 July 2026 to discuss further work undertaken during the Examination with the Inspector producing an Agenda ([Document Reference ID 024a](#)). There was no specific agenda item in relation to infrastructure, however this was dealt with under the agenda item 'AOB and Next Steps'.
- 4.5 During the hearing the Inspector asked questions of participants and listened to their responses. A participant raised some concerns about the information received from infrastructure providers. Officers explained that key stakeholders had been consulted in developing the IDP and that the majority had responded identifying infrastructure needs. The Inspector stated that the Council consults infrastructure providers as part of the process but has no control over whether infrastructure providers respond, or the content of the responses received. It was confirmed that officers have done what was necessary to comply with statutory requirements.
- 4.6 Following further discussions between the Inspector and participant on the IDP, it was suggested that outside of the hearing, officers met with councillors to discuss the IDP.
- 4.7 The Inspector leads the examination process and can only request that additional work be undertaken if necessary for the examination to proceed. Neither during nor following the 2 July hearing did the Inspector request additional work be undertaken on the IDP or additional engagement be undertaken with specific infrastructure providers.

- 4.8 It is important to note that at the end of each hearing session, any actions arising are agreed and recorded. No post hearing action in relation to this matter was recorded.

Consultation Summary

- 4.9 It is assumed that the Consultation Summary referred to is that produced following the non-statutory public consultation ([Document Reference COUD_35](#)). It is important to note that this document makes clear in paragraph 1.3 that the document '*provides a high-level summary of the responses received to the consultation and does not provide details of all the comments received*'.
- 4.10 The document was prepared by the Council to assist the Inspector who will have read all the representations received during the non-statutory consultation prior to the hearing held on the 2 July 2026.

Contacting stakeholders

- 4.11 Throughout the Local Plan process officers have engaged infrastructure providers. The Council has identified organisations under the requirements of the town and Country Planning (Local Planning) (England) Regulations 2012 that may have an interest in the proposals within a Development Plan Document. This includes a wide range of organisations including the emergency services and utility companies (gas and electricity, sewage and water, and telecommunications operators).
- 4.12 There have been five published Infrastructure documents in relation to the Local Plan. Infrastructure providers are consulted to inform the content of these documents which comprise:
- [Infrastructure Delivery Plan Addendum April 2026](#)
 - [Infrastructure Delivery Plan, Factual Update September 2025](#)
 - [Infrastructure Delivery Plan, Regulation 19 November 2024](#)
 - [Interim Infrastructure Plan 2024](#)
 - [Infrastructure Plan Baseline 2023](#)
- 4.13 The most recent IDP Addendum April 2026 (Document Reference COUD_032) was produced at the request of the Inspector during the Examination to consider the impact on the borough's infrastructure if additional sites were to be allocated within the Local Plan. The addendum concludes that:
- for telecommunications Surrey County Council stated on the 18 March 2026 'that the potential increase in housing would not have a material impact on this type of infrastructure'.

- Surrey Police, South East Coast Ambulance Service (SECAmb) NHS Foundation Trust and Surrey County Council as the Fire Authority were engaged in March 2026. As part of this process SECAmb state that they are currently looking to identify a replacement Ambulance Community Response Posts (ACRP) on the northeast side of Epsom town centre. Surrey Police and Surrey Fire and Rescue stated that the potential increase in housing would not have a material impact on this type of infrastructure.
- 4.14 Therefore 'proactive' consultation has been undertaken throughout development of the Local Plan with infrastructure providers to identify the potential impacts of the Local Plan and any necessary improvements required. In terms of improvements to blue light infrastructure, this would typically be delivered through Section 106 Developer Contributions and / or Community Infrastructure Levy (CIL).
- 4.15 As noted in paragraph 4.7, the Inspector has not requested additional work be undertaken in relation to the Infrastructure Delivery Plan (IDP) for the examination to proceed. This is reflected by the Inspector providing her proposed main modifications to the Council to enable a statutory consultation to take place (which is subject to a separate report to be considered by this Committee).
- 4.16 If a future meeting of Council approves the proposed main modifications to be subject to a statutory six-week consultation, during the consultation period all interested parties including infrastructure providers will be able comment on the proposed main modifications.
- 4.17 If this Committee were minded to agree with the motion and require that officers '*make proactive contact with the proper organisational stakeholders to achieve a comprehensive response on blue lights and telecoms infrastructure*', there is no guarantee that infrastructure providers will respond to our requests (specifically in the context of them having had the opportunity to engage throughout the Local Plan process – as set out in para 4.12 above). In addition, as the information was not requested by the Inspector examining the Local Plan, even if infrastructure providers do engage and provide additional information, it would be at the discretion of the Inspector as to whether she accepts the information as part of the Local Plan Examination.

Conclusion

- 4.18 Extensive engagement has taken place with infrastructure providers throughout the development of the Epsom and Ewell Local Plan (2022-2040).

- 4.19 The Inspector leads the examination process and during the most recent hearing held on 2 July there was no request for additional work to be undertaken in relation to infrastructure to enable the preparation of proposed main modifications to the submitted Local Plan (which are subject to a separate report before committee this evening).
- 4.20 The Inspector suggested that officers meet with members to discuss the IDP in more detail outside of the Examination Hearings.

5 Risk Assessment

Legal or other duties

5.1 Equality Impact Assessment

5.1.1 No comments are provided on Motions.

5.2 Crime & Disorder

5.2.1 No comments are provided on Motions.

5.3 Safeguarding

5.3.1 No comments are provided on Motions.

5.4 Dependencies

5.4.1 No comments are provided on Motions.

5.5 Other

5.5.1 No comments are provided on Motions.

6 Financial Implications

6.1 No comments are provided on Motions.

6.2 **Section 24 considerations:** No comments are provided on Motions.

6.3 **Section 151 Officer's comments:** There are no financial implications within the report.

7 Legal Implications

7.1 No comments are provided on Motions.

7.2 **Legal Officer's comments:** None arising from the content of this report.

8 Policies, Plans & Partnerships

8.1 **Council's Key Priorities:** No comments are provided on Motions.

- 8.2 **Service Plans:** No comments are provided on Motions.
- 8.3 **Climate & Environmental Impact of recommendations:** No comments are provided on Motions.
- 8.4 **Sustainability Policy & Community Safety Implications:** No comments are provided on Motions.
- 8.5 **Partnerships:** No comments are provided on Motions.
- 8.6 **Local Government Reorganisation Implications:** No comments are provided on Motions.

9 Background papers

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

Other papers:

- [Epsom and Ewell Constitution](#)

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