

Statement of Common Ground

This Statement of Common Ground (SoCG) is between Epsom & Ewell Borough Council (EEBC) and NHS Surrey Heartlands Integrated care Board (SHICB) in relation to the Epsom & Ewell Local Plan 2040.

1) Constituent parties to this SOCG

Epsom & Ewell Borough Council (EEBC)
NHS Surrey Heartlands (SHICB)

2) Background

This SOCG sets out the agreed position as at May 2025 in relation to primary healthcare matters and Epsom and Ewell Borough Council's (EEBC) Proposed Submission Local Plan.

The Borough of Epsom & Ewell is within the Surrey Heartlands Health & Care Partnership, an Integrated Care System, which is a partnership of health organisations, local authorities and others. The Surrey Heartlands ICB (part of the ICS) is a statutory NHS organisation responsible for developing a plan for meeting the health needs of the population, managing the local NHS budget and arranging for the provision of health services in ICS area.

3) Local Plan engagement and outcomes

EEBC has engaged with SHICB during the preparation of the Local Plan. This has included engagement on the evidence base, specifically modelling the anticipated impact of the Proposed Submission Local Plan on primary healthcare provision, to inform the Infrastructure Delivery Plan (IDP). SHICB were consulted at the Regulation 18 and 19 formal consultation stages. SHICB Details of this are provided below:

Regulation 18 Draft Local Plan

SHICB responded to the Regulation 18 consultation on the 11th April 2023. A copy of the full response can be provided by EEBC upon request. The main areas of comment are summarised below:

Infrastructure delivery: SHICB were supportive of the draft policy and encourages EEBC to continue to engage with health providers. EEBC should continue to seek S106 and CIL contributions for health services and collaborate through the IDP.

Affordable housing: SHICB emphasised the need to make provision for affordable housing for key workers.

Healthy design: SHICB suggested further consideration on healthy design which recognises the wider determinants of health and promotes healthy and green lifestyle choices through well designed places.

Input and engagement on the Infrastructure Delivery Plan (IDP) and draft Proposed Submission Local Plan policies

EEBC worked with SHICB on the IDP, with SHICB outlining that the current GP surgeries operate within two Primary Care Networks (PCN): Epsom PCN and ICP PCN. EEBC and SHICB worked to identify the potential impact of housing growth on primary healthcare general practice infrastructure within the borough using SHICB's chosen healthcare planning model. SHICB identified that additional floorspace need to be delivered, through works to existing facilities or where appropriate new buildings. The outputs identified estimated financial contributions that would be sought through developer contributions (S106 and/or CIL) and helped inform the identification of potential schemes to address this impact, which were subsequently included in the IDP. These comprise:

The potential extension/re-development/ re-configuration of the sites: Old Cottage Hospital, Shadbolt Park House and Bourne Hall Health Centre to provide additional capacity over the plan period, subject to feasibility. These fall within the Epsom PCN and ICP PCNs.

EEBC liaised with SHICB over the wording of policy SA35 Land at Horton Farm, to ensure the allocation provides additional primary care capacity required to serve local needs. The policy would deliver the SHICB's requirements while providing flexibility.

Regulation 19 Proposed Submission Local Plan

The Regulation 19 Proposed Submission Local Plan consultation was undertaken from 20 December 2024 to 5 February 2025. SHICB provided a positive response which is provided in Appendix 1.

4) Positions of the parties

Both parties agree:

- EEBC and SHICB have worked constructively throughout the Local Plan process to identify the impact of the Proposed Submission Local Plan on primary healthcare infrastructure and how this may be mitigated.
- SHICB are supportive of the Proposed Submission Local Plan

5) Signatories

Epsom & Ewell Borough Council

Signature:



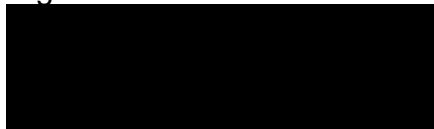
Names: Councillor Peter O'Donovan

Chair of Licencing and Planning Policy Committee

Date: 23/05/2025

NHS Surrey Heartlands ICB

Signature:



Name: Jules Wilmshurst – Smith

Date: 19/05/2025

Appendix 1: NHS Surrey Heartlands Integrated Care Board Regulation 19 Representation



Epsom and Ewell Local Plan 2022-2040

Proposed Submission Stage (Regulation 19) Representation Form



Consultation date: 20 December 2024 to
(23:59) Wednesday 5 February 2025

Please email: localplan@epsom-ewell.gov.uk or return Planning Policy, Epsom and Ewell Borough Council, Town Hall, The Parade, Epsom, Surrey, KT18 5BY
Please note that copies of the comments received will be available for the public to view and cannot be treated as confidential. Data will be processed and held in accordance with the Data Protection Act 1998. Further information on how we handle your data can be found via the Privacy webpages on the Epsom & Ewell Borough Council website. [Data Protection](#) | [Epsom and Ewell Borough Council](#)

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.*

Title

First Name

Last Name

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

(where relevant)

2. Agent's Details (if applicable)

Marc

Hoenen

Senior Town Planner

NHS Property Services Ltd

Part B - Please use a separate sheet for each representation

Name or Organisation: _____

3. To which part of the Local Plan does this representation relate?

Paragraph _____ Policy S. 11, Policies Map 1.

4. Do you consider the Local Plan is: (please tick as appropriate)

4.(1) Legally compliant Yes ☒ No ☐

4.(2) Sound yes ☒ No ☐

4.(3) Complies with the Duty to co-operate Yes ☐ No ☐

5. Please give details or why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

NHS Surrey Heartlands responded to the Regulation 18 consultation on the Epsom & Ewell Draft Local Plan 2022-2040 in support of the overall approach to infrastructure delivery set out in emerging Policy S16 Infrastructure Delivery (updated numbering to Policy S17 in the Regulation 19 version of the plan). The Consultation Statement (December 2024) published alongside the submission version reflects our comments, and we note the Council's commitment to continue to engage with Infrastructure providers and update the Infrastructure Delivery Plan as necessary.

We are pleased to see that the submission version of the plan retains the requirement that all new development must contribute towards provision of Infrastructure, via on-site provision of off-site financial contributions, and welcome the specific reference to health facilities in paragraph 8.4. We support the overall approach to infrastructure delivery in Policy S17 and consider that it provides an effective framework for ensuring that development proposals will make provision to meet the cost of healthcare infrastructure made necessary by the development.

Continue on a separate sheet / extend box if necessary

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate

is Incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

n/a

(continue on separate sheet / extend box if necessary)

Please **note** your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

☒ **No**, I do not wish to participate in hearing session(s)

☐ **Yes**, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

n/a

Please **note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.