



Department for Levelling Up,
Housing & Communities

Rachel Maclean MP

Minister of State for Housing and Planning
2 Marsham Street
London
SW1P 4DF

Jackie King
Chief Executive
Epsom & Ewell Borough Council
Town Hall, The Parade
Epsom, Surrey
KT18 5BY

4th October 2023

Dear Jackie,

Performance of Local Planning Authorities: Section 62A of the Town and Country Planning Act 1990

I attach great importance to a strongly performing planning system. It is crucial for delivering our commitment to increase housing supply and delivering wider prosperity.

On 12 April 2023, the Secretary of State for Levelling Up, Housing and Communities wrote to you to express concern about the performance of Epsom & Ewell Borough Council for the speed of decision-making for planning applications for non-major development. The Secretary of State advised that he expected the performance of your planning service to exceed our performance thresholds by June 2023 or he would use his powers to designate the authority later this year.

I have reviewed the actions your authority has taken to improve performance over consecutive quarters from October 2022 to June 2023 and am pleased to note that for the most recent quarter April to June 2023 your performance at 95% is above the required threshold. However, I remain concerned that on a rolling two-year basis, performance remains below the 70% threshold at 66%. Due to the improvement over recent quarters I am minded not to designate your authority for poor performance at this time. I recognise that to do so may undermine the work your authority has already commenced and I wish to support your performance improvement.

However, I will continue to closely monitor the authority's performance. Should the authority fail to further improve its performance in determining non-major applications to a level above the required average threshold, I will not hesitate to designate your authority for poor performance at a point in the future.

Should you have any queries about the subject of this letter, please contact Stephen Gee (Email: Stephen.Gee@levellingup.gov.uk)

RACHEL MACLEAN MP
Minister of State for Housing and Planning