

PLAN E - EPSOM TOWN CENTRE AREA ACTION PLAN
Examination of the Submission Development Plan Document

Inspector:
Julia Gregory BSc (Hons) BTP MRTPI MCMI

Mr K Jacubczyk
Planning Policy Manager
Epsom and Ewell Borough Council

Programme Officer:
John Leslie
c/o Epsom & Ewell
Borough Council
Town Hall
The Parade
Epsom
Surrey KT18 5BY
Tel: 01372 732396
My Ref: JPL/IL2
21 June, 2010

Dear Mr Jakubczyk,

Plan E - Epsom Town Centre Area Action Plan
Independent Examination of the Submission
Development Plan Document

The inspector acknowledges the comments in response to her question about the plan area dated 11 June 2010. She remains concerned about whether the area covered by the Area Action Plan has been clearly established. The proposals map must make absolutely clear the plan area boundary. The proposals map shows the town centre boundary to which policy E1 "principally" applies. This does not provide clarity as to where else apart from within the town centre boundary its policies would apply.

If the Council wishes to allocate land or apply the policies of the AAP to particular areas it must be clear to everyone that it is included in the plan area and the allocation should be shown on the submission proposals map. The proposals map does not include all of the utilities site allocation as shown on the map 13 attached to the Area Action Plan. Public realm references as shown on map 10 also extend outside the town centre boundary. Also opportunity site (I) overlaps the boundary.

The town centre boundary does not need to be identical to the plan area boundary. Unless the Council can provide any other information that would persuade her otherwise, she considers that the submission proposals map should be altered to address this issue and that a statement should be publicised to that effect. Alternatively, the coverage of the AAP could be restricted to the Town Centre boundary, but then the proposals that would go beyond this would need to be amended to be the defined area. The Inspector would invite the Council to give publicity to

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changes which make the position clear. This should be done as soon as possible, inviting representations on the changes. The Inspector can then take into account any representations made before the hearing sessions commence.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'John Leslie', with a long horizontal stroke extending to the right.

John Leslie
Programme Officer