

Plan E Hearing Changes and Further Actions

Below is a list of changes / actions agreed at the Plan E hearing. These have been divided into the following categories:

- 1) List of changes to Plan E Submission Document agreed at the hearing
- 2) List of further changes to be completed by Friday 15 October
- 3) List of further actions to be completed by Friday 15 October

Please note; the Council has identified one additional change for the Inspector to consider, which will improve the consistency of the plan.

Policy E2 – change text from ‘Gas Holders site, East Street’ to ‘Utilities site, East Street’

Reason for change: this site is referred to as the ‘Utilities Site’ throughout the remainder of Plan E.

1) *List of changes agreed at hearing*

- Add full title on front cover to include ‘Area Action Plan’
- Para 4.5 - refer to policy ‘CS14’ rather than ‘CS9’
- Policy E2, para 4.15 - add a sentence referencing the phasing table as an appendix and a web link to the most up to date housing trajectory.
- Policy E2 – remove the upper housing figure. Change text to read ‘New development will deliver at least 635 new residential units...’.
- Provide a ‘retail glossary’ as an appendix in association with policies E3 and E4. This should be in accordance with the definitions set out in PPS4 Annex B
- Policy E4 – under Primary Retail Frontages change text to read ‘Within these frontages, as defined on the Proposals Map, the percentage of A1 units will not fall below 66%’
- Policy E4 - provide a definition of a significant break in the retail frontage as a footnote
- Change the definition of ‘Town Centre Retail Area’ to ‘Primary Shopping Area’ to ensure consistency with PPS4. There are numerous references to the Town Centre Retail Area in both the text and map legends which will need to be altered (contents page, Title of policy E4, two references within policy E4, para 4.23 x 2, paras 4.26, 4.29, 5.65, 5.67, Appendix 3 x 2 and Map 8)
- Para 4.34 – final sentence change wording to ‘Opportunity sites where new hotel accommodation could be located are considered under Chapter 5’.
- Policy E7 – change text to read ‘The Conservation Area (where applicable)’
- Para 4.42 – change text from ‘The Council is working towards producing a Climate Change Strategy...’ to ‘The Council has adopted the Surrey Climate Change Strategy and a local Climate Change Action Plan, which will...’.
- Policy E11 – change final sentence to read ‘New developments will provide servicing arrangements that ensure that delivery vehicles visiting the site do not cause an obstruction to the Town Centre highway network.’
- Policy E16 – remove text from point 6 ‘...that will adhere to a unified Town Centre wide parking management strategy and charging regime;’
- Para 5.53 and 5.54 – change definition to identify the Magistrates Court Site as being within the Town Centre boundary rather than on the edge
- Re-name the proposals map to include reference to ‘inset map’ suggest: ‘Proposals Map: Inset map Epsom Town Centre’

2) *List of further changes to be completed by Friday 15 October*

- Provide a complete schedule of changes including:
 - Those agreed at the hearing
 - Those agreed at the hearing to be suggested by 15 October
 - Those set out in previous responses to the Inspector
 - Signposts to potential additional changes set out in previous responses, which the Inspector may wish to consider

- Provide a schedule of Local Plan policies to be superseded by Plan E and the specific text of Local Plan policies which are to be partially saved. Potentially to be a supporting document rather than an appendix
- Policy E1 – add an explanatory paragraph in relation to the Plan Area Boundary / Town Centre Boundary rationale. Consider the use of the word ‘principally’.
- Policy E2 – add a footnote to supporting text to specify that residential accommodation can include institutional uses, such as student housing
- Policy E6 - Consider wording of Policy E6 in relation to specific locations and the final sentence
- Policies E9 and E10 - Think about alternative wording for policies in relation to the Developer Contributions SPD / Community Infrastructure Levy / Infrastructure Delivery Plan. Consider the use of the wording ‘where appropriate’ and how this will be defined
- Policy E12 – consider wording to make reference either in the policy or text to the Local transport Plan 3 / parking objectives / parking standards
- Para 5.34 - Consider changes in relation to parking objectives (last two sentences)

3) *List of further actions to be completed by Friday 15 October*

- Look at other AAP Inspector’s reports (Reading / Kingston / Plymouth / Wakefield / Chelmsford / Bedford) and their treatment of higher education in respect of inclusion within the Town Centre Boundary and the extent of the boundary
- Pass student accommodation definition to John Leslie for website
- Find out if the Local Transport Plan 3 will deal with parking charging regimes
- Changes to maps to improve the boundaries of sites / designations