

Plan E (G4)
Statement of Legal Compliance

Key question	Evidence provided
Has the DPD been prepared in accordance with the current LDS? Does the DPDs listing and description in the LDS match the document? Have the timescales set out in the LDS been met?	Yes. The DPD is in line with its description in the LDS. The submission to the Secretary of State was delayed by 2 months. However the date of adoption is still on target for December 2010-March 2011.
Has the DPD had regard to the SCI?	See Doc 1. Plan E compliance with Statement of Community Involvement
Is the DPD in compliance with the SCI?	See Doc 1. Plan E compliance with Statement of Community Involvement
Has the DPD been subject to sustainability appraisal? Has the LPA provided a final report of the findings of the appraisal?	Yes. A Sustainability Appraisal has been prepared in line with Government guidance.
Does the DPD contain any policies or proposals which are not in general conformity with the RSS,	All policies and objectives are in conformity with the South East Plan. See Doc 2: Conformity with the CS, RSS and SCS and the South East of England Partnership Board's response under Regulation 29.
Does the DPD comply with the 2004 regulations (as amended)? Specifically, published the prescribed documents, and made them available at offices and website, placed local adverts, notified DPD bodies, and contain a list of superseded policies.	Yes. All prescribed documents have been published on the Epsom and Ewell website or consultation portal. These have also been made available at the Town hall and at the local libraries. An advert has been placed in the Guardian at the relevant stages. A copy of the notice for the proposed submission consultation can be found attached. All of the specified consultation bodies were notified. This is set out in the consultation statement. A list of superseded policies has been prepared to be submitted.
Is it in conformity with the Core Strategy	Yes. Plan E will specifically be key in the delivery of policy CS14: Supporting Epsom Town Centre and Local Centres. See Doc 2: Conformity with the CS, RSS and SCS.

DOCUMENT 1

PLAN E COMPLIANCE WITH STATEMENT OF COMMUNITY INVOLVEMENT

Since the adoption of the SCI the Town and Country Planning Regulations have been revised. However, its content is still considered relevant and the activities previously undertaken under the old Regulations 25 and 26 can be undertaken under the new Regulation 25. The new Regulation 25, is focussed more on 'continuous engagement', rather than set consultation stages.

Below the requirements of the SCI are set out and the activities undertaken by the Council in relation to Plan E are set out in red.

SCI Requirements

The Regulations at the time specified certain requirements for consultation. These are set out below:

- Publication on the website
- Advertisement on a local newspaper
- Copies available in the Town Hall, local libraries and sent directly to the statutory consultees

During the production of Plan E, the Council formally consulted on two consultation papers (the Issues Paper and the Issues & Options Paper). For each of these the above requirements were met.

The SCI states that the Council will keep a database recording all comments made. At the end of the defined consultation period a report will be produced on the feedback, which will show how the comments have been taken on board, and incorporated into the revised document.

The Council uses the consultation software 'Limehouse' to record representations. However, a summary of all the representations received is produced in Excel and officer comments are provided alongside each comment. These documents are made available when the next 'version' of Plan E has evolved.

The SCI specifies different groups of stakeholders including:

- Specific consultees (e.g. NGO's, utilities companies, neighbouring planning authorities – as specified in Annex E of PPS12)
- Government departments
- National / regional agencies and organisations
- Utility providers
- Local Groups and Bodies
- Local Strategic Partnership
- General Public / Other Interested Parties

To ensure the above range of consultees were 'engaged' in the process, the Council maintains a database of consultees contact details which is regularly updated.

The SCI specific different consultation methods to be used during the production of DPDs / SPDs. For Area Action Plans the requirements are as follows:

Required Methods:

Media coverage (local press, TV, radio)
Public meetings

Formal written consultation / community surveys / leaflets
Exhibitions / open day / referendums
Internet (website)
Questionnaires
Letter to Statutory Bodies
Document available for inspection at LPA offices during set consultation period

Optional Methods:

Focus Group
Steering / advisory group
Private workshops
One to one meetings with stakeholders
Official launch

During the Regulation 25 period of engagement numerous activities were carried out, which are summarised below:

- Meetings with stakeholders (planning & other internal EEBC departments, Surrey Highways, LSP, Surrey County Council Local Area Committee, EEBC Town Ward Councillors, Chambers of Commerce, local commercial agents, University for the Creative Arts, owners of the Ashley Centre – the shopping centre in Epsom, Surrey Fire & Rescue Service, Town Ward Residents Association)
- Formal consultation periods for two consultation papers (Issues Paper – 19 September to 7 November 08 and the Issues & Options Paper – 13 July to 24 August 09). This included sending letters / email to every consultee on the Council's database. The events were publicised through public notices and press releases, and on the Council's website. Hard copies of the documents were available to view in the Town Hall and the Borough's libraries.
- Consultation market place 'events' Saturday 11 October 08, Saturday 1 August and Sunday 2 August (to coincide with the monthly farmers market)
- Workshops were held with the Epsom Retail Forum and the Access Group
- Questionnaires / targeted letters sent to specific groups (e.g. businesses in the Town Centre and infrastructure providers)
- A launch event was held for the Issues & Options consultation paper, to which targeted stakeholders were invited.
- During the Issues & Options Paper consultation period, an exhibition was on display at the Town Hall
- A workshop for all EEBC Councillors to consider the consultation feedback

There were a variety of other forms of engagement, details of which can be found in the Plan E Consultation Statement.

DOCUMENT 2 CONFORMITY WITH THE CORE STRATEGY, REGIONAL SPATIAL STRATEGY AND SUSTAINABLE COMMUNITY STRATEGY

Conformity with the Core Strategy

The Plan E Submission Document has been prepared in the context of the Core Strategy. Specifically Plan E will be key in the delivery of policy CS14; Supporting Epsom Town Centre and Local Centres.

CS1: Creating Sustainable Communities in the Borough

This is an overarching policy which requires all development to be sustainable. Plan E is in accordance with this policy, having been subject to sustainability appraisal throughout its production. The quantities of new development expected to come forward in the Town Centre up to 2026 have been informed by various sources of evidence to ensure that the most effective use of available sites will be made to meet needs.

CS2: Green Belt

This policy is not directly relevant to Plan E

CS3: Biodiversity and Designated Conservation Areas

There are no designated sites for nature conservation within the Town Centre and it is recognised that the Town Centre is currently relatively poor in biodiversity. Plan E aims to positively encourage and improve biodiversity. E9 states that proposals for new development will, where appropriate, deliver 'biodiversity enhancement, particularly through planting and the creation of green corridors'. Additionally, in the policies for the three strategic opportunity sites, biodiversity considerations / enhancements are mentioned. These policies add to CS3 through specifying where and how improvements can be made.

CS4: Open Spaces and Green Infrastructure

There are no large areas of green open space within the Town Centre, although Dulshott Green does provide some valued amenity green space. Policy E9 aims to improve links to surrounding green spaces, such as Rosebery Park and Court Recreation Ground, which will help create green corridors.

Plan E actively seeks to remedy an identified deficiency in open space provision. One of the larger opportunity sites falls within this area and Policy E15 requires an appropriate form of open space to be provided on this site.

CS5: Conserving the Quality of the Built Environment

This policy seeks to protect the Borough's heritage assets and their settings. It requires high quality and inclusive design.

A large area of Epsom Town Centre is designated as a Conservation Area and the recent Conservation Area Appraisal and Management Plan has helped inform the development of Plan E. The historic environment is identified as one of the key features to protect and enhance in the Town Centre. The visions set out in Plan E will help deliver and inform CS5 as they identify the character of a number of areas in the Town Centre and what makes them distinctive. Plan E also helps to encourage land to be developed in a comprehensive way through setting out policies for a number of large opportunity sites across the town centre.

CS6: Sustainability in New Developments

This policy requires development to result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. Policy E8 requires development proposals in the Town Centre to fully assess the potential to incorporate decentralised or renewable energy generating sources, in particular CHP schemes. It is also highlighted that almost all of the Town Centre falls within an Inner Source Protection Zone, to protect the groundwater resource.

CS7: Housing Provision

CS8: Broad Location of Housing Development

CS7 sets out the Borough's housing requirement. However, since the adoption of the Core Strategy the final version of the South East Plan has been published, which increases the Borough's housing target to delivering 3980 between 2006 and 2026. CS8 directs new housing development towards the defined built up areas, with the emphasis to be on PDL. Higher densities are encouraged in Epsom Town Centre as it is close to existing services and facilities and accessible by public transport. Plan E will help to deliver a significant number housing units, and encourages higher densities, which also requiring a range of housing types on the larger opportunity sites.

CS9: Affordable Housing and Meeting Housing Needs

This policy sets the requirement and threshold for the delivery of affordable homes. Many of the sites identified in Plan E will require the delivery of affordable housing, which will be expected to be in accordance with the Core Strategy.

CS10: Gypsies, Travellers and Travelling Showpeople

This policy is not directly relevant to Plan E

CS11: Employment Provision

This policy resists the loss of employment land in strategic employment areas, and specifies Epsom Town Centre in particular. Regeneration and intensification of employment uses is encouraged and it has been identified that much of the Borough's employment floorspace is aging. Plan E builds on the Core Strategy through identifying that new development in the town centre will deliver between 6,000 to 7,000 sq m of new employment floorspace, which will provide high density, high quality floorspace. This will also allow for some losses of less 'fit for purpose' floorspace within the town centre, such as aging upper floor office floorspace, which may be more suitable for alternative uses. Overall the balance of floorspace in the town centre is likely to increase.

CS12: Developer Contributions and Community Infrastructure

This is the overarching policy which ensures that adequate infrastructure is in place to support new development, or that appropriate contributions are made. This is supported by a Developer Contributions Supplementary Planning Document. Plan E contains an Infrastructure Delivery Plan (Appendix 4), which sets out the likely needs of the town centre until 2026. Various policies throughout Plan E identify where developers will be expected to contribute towards these (e.g. E9 Public Realm).

CS13: Community, Cultural and Built Sports Facilities

This policy resists the losses of such facilities unless it can be clearly demonstrated that they are no longer required or that appropriate alternative provision is being made available elsewhere. The town centre is a good location for such facilities and evidence suggested that there is currently a good provision and that there are no obvious 'gaps'. Plan E policy E6 therefore seeks to maintain this level of provision, and enhance it in certain areas (mainly through the development of the opportunity

sites). It also encourages family friendly uses that contribute to the evening economy, which will help to boost this sector and deliver the vision for the town centre as being a safe, family orientated destination.

CS14: Supporting Epsom Town Centre and Local Centres

This is the overarching policy for Epsom Town Centre and Plan E is the main tool for helping to deliver this policy. The Core Strategy sets out the vision for the Town Centre's future and this has guided the development of Plan E. The Core Strategy vision has led to the development of more detailed visions for specific areas of the town centre and a number of objectives.

Plan E expands on CS14:

CS14: Development should contribute to the following key objectives for the town centre:

- *Creating a diversity, richness and balance of uses which will contribute to a flourishing day-time and night-time economy, help satisfy community needs and enhance environmental quality and sustainability*

Plan E sets out the quantum of development that is expected to occur in the Town Centre up until 2026. This has been formed by a variety of evidence to ensure that the most effective use is being made of available sites to meet needs and help deliver the visions.

- *Ensuring that physical land use changes recognise and build on the distinctive character different parts of Epsom Town Centre already have, and contribute to conserving and developing a 'sense of place'*

Plan E develops detailed visions for specific areas of the Town Centre, helping to identify the locally distinctive characteristics and role that particular locality plays in the wider Town Centre.

- *Improving the pedestrian and cyclist environments by creating new links and developing a street network which is designed with their needs in mind, and reduces the adverse impact roads and traffic have on the town*

There are numerous transport related policies in Plan E. The document takes a comprehensive approach, looking at how the current system functions and how improvements could be made, while also considering the long term and alterations to the road network. Sustainable forms of transport are prioritised, although it is recognised that the Town Centre must remain accessible for all

- *Ensuring the town has a clear spatial structure for future growth and change and that development can be used to protect and enhance that pattern*

The Plan E visions, specified quantum of development and policies for specific sites in the Town Centre provide a clear spatial structure for growth and change, which will complement and enhance the existing provision.

- *Developing a greater sense of safety and security for users, both during the day and night, and improving the perception of the town as active, inclusive and safe*

Plan E takes a truly spatial approach, considering how the Town Centre functions as a whole. For example it is recognised that to maintain Epsom's role as a second tier centre in the regional hierarchy will require the improved management of the existing offer, while also complementing this with a modest amount of well located additional retail space to meet identified needs. Therefore, the Plan contains a commitment to improving the management of the town centre, helping to promote it as a safe, family friendly destination. The Plan identifies areas which are suitable for evening / night time leisure activities and encourages family friendly evening leisure activities.

CS15: Role of Local Centres

This policy is not directly relevant to Plan E.

CS16: Managing Transport and Travel

This policy encourages a shift of emphasis to non-car modes as a means of access to services and facilities. Amongst other things, it states that highway design should ensure that the needs of vehicular traffic do not predominate to the detriment of other modes of travel or to the quality of the environment created.

Transport was a key issue for Plan E as the A24 runs through the heart of the Town Centre. The Council has worked closely with Surrey County Council Highways Officers to develop policies which will help to deliver a Town Centre which remains accessible to all forms of transport, while reducing the detrimental impact of motorised traffic. The Town Centre is well served by public transport, although it is recognised that there can be difficulties for pedestrians and cyclists. Plan E takes a comprehensive view of movement in the town centre and sets out an array of policies to address the identified issues. The delivery of new station facilities will be an important piece of Town Centre infrastructure, helping to improve the attractiveness of train travel and create more of a public transport interchange.

Conformity with the Regional Spatial Strategy (South East Plan)

Plan E must conform to higher level regional policy. The South East Plan has now replaced RPG9 and sets out the long term spatial planning framework for the region up until 2026. It provides the spatial context in which the Local Development Framework needs to be prepared.

The plan includes spatial policies for:

- The scale and distribution of new housing
- Priorities for new infrastructure and economic development
- The strategy for protecting the countryside, biodiversity and the built and historic environment
- Tackling climate change and safeguarding natural resources, for example water and minerals

The Borough falls within the sub-region identified as the London Fringe.

There are numerous policies within the South East Plan and therefore those with the most direct relevance to Plan E will be considered.

Cross Cutting Policies

CC1: Sustainable Development

This policy sets out priorities for sustainable development. Plan E has regard to these and has been subject to sustainability appraisal throughout its production, which reflects many of these principles.

CC2: Climate Change

CC3: Resource Use

CC4: Sustainable Design and Construction

The above policies require development to mitigate and adapt to climate change, reduce the use of resources and use sustainable design and construction methods. While Plan E does not contain any specific policies in relation to these issues, other policies in the Core Strategy or those yet to be developed in the emerging Delivery DPD will address these issues.

CC5: Supporting an Aging Population

Plan E identifies that a number of higher density housing units will be built in the town centre. Some of these may be provision specifically for older people, which would be desirable due the good accessibility to a range of facilities. In addition Plan E seeks to deliver new healthcare facilities in the town centre within one of the larger opportunity sites.

CC6: Sustainable Communities and Character of the Environment

Plan E identifies the level of development that is expected to take place up until 2026. This has been informed by a variety of evidence to ensure that new development will meet needs, contribute to the role of the Town Centre and the visions set out in Plan E, while also respecting the character of the surrounding area.

CC7: Infrastructure and Implementation

Plan E contains an Infrastructure Delivery Plan as an appendix which sets out the infrastructure which will be needed to support the delivery of Plan E. A number of policies in Plan E specify where contributions will need to be made (e.g. E9 Public Realm).

CC8: Green Infrastructure

The Town Centre has limited green open space, although there are a number of well used parks on the periphery. Plan E seeks to create 'green corridors' across the Town Centre to link in with existing trees and surrounding green spaces. Additionally the plan is seeking to deliver new open space in an area identified in the Open Space Audit as being deficient.

CC9: Use of Public Land

Land in the ownership of the Borough Council falls within one of the opportunity sites identified within Plan E. It is considered that more efficient use can be made of this site, which is currently a car park.

Sustainable Economic Development

These policies aim to maintain the South East's national and international significance as one of the most successful regions in the world.

Plan E recognises that Epsom town centre contains a significant proportion of the Borough's employment stock, with the majority being built prior to 1970. The Core Strategy seeks to protect employment land in sustainable locations such as Epsom Town Centre and Plan E develops this policy through identifying locations for new employment land, which will deliver high quality premises to meet needs. This in turn, could allow the release of the less fit for purpose employment provision, for example aging upper floor office floorspace. On balance there would be no decrease in the quantity of floorspace but a modest increase over the plan period, and there will be an increase in the quality.

Housing

The policies in this section identify the housing target for the region and how this should be allocated between the sub regions and local authority areas. For Epsom & Ewell Borough Council the target is to deliver 3,980 new dwellings between 2006 and 2026.

Plan E recognises that the Town Centre will play an important role in helping to meet the Borough's housing target. Higher densities are considered more appropriate due to the accessibility to a variety of amenities and sustainable transport options. However, it is recognised that to meet identified needs a variety of dwelling sizes should be provided, particularly on the larger opportunity sites.

Transport

These policies seeks to deliver a number of regional objectives, which include encouraging a modal shift to more sustainable modes of transport, reduce the wider environmental health and community impact associated with the transport system and maintain the existing transport infrastructure as an asset.

Transport issues were a key consideration in the development of Plan E. A main A road passes through the heart of the Town Centre, which has a detrimental impact on the environment, while being a barrier for movement for pedestrians. It is also recognised that the Town Centre is difficult for cyclists to negotiate. Plan E takes a comprehensive approach to accessibility issues, with the aim of reducing the detrimental impact of traffic, while ensuring the Town Centre remains accessible to all. A number of short term and ongoing actions are identified, while longer term

possibilities are identified. In addition there is commitment to producing a parking strategy, which will help rationalise provision in and around the Town Centre.

Natural Resource Management

The policies respond to the identified environmental challenges for the region. The aims are ensuring mitigation of climate change impacts, greater efficiency in the use of natural resources, the reduction of pollution and waste, and ensuring that features of importance are protected and enhanced, including wildlife and landscapes.

The majority of Epsom Town Centre is lies within a groundwater Inner source which is recognised within Plan E. In addition, part of the Town Centre falls within a Critical Drainage Area, which was identified through the production of a Strategic Flood Risk Assessment. The forthcoming Delivery DPD will contain a specific flood risk policy as this will be applicable across the whole of the Borough, rather than just the Town Centre.

There are no protected sites within the Town Centre (such as SSSIs or SPAs), and the Appropriate Assessment identified that the levels development set out in the Core Strategy would not result in any significant impacts on the protected European sites. Plan E encourages improvements to biodiversity and aims to create green corridors to link the town with the surrounding green spaces.

Recent diffusion monitoring within the Town Centre indicate that the national guidelines for nitrogen dioxide are being exceeded. Forthcoming detailed air quality assessments will identify whether an Air Quality Management Area will be declared. Although Plan E will increase the levels of development within the Town Centre it is considered to be a sustainable location due to the variety of transport options available. The potential changes to the road network (e.g. reverting South Street to two way traffic), will help to reduce the volume of traffic passing through the town centre.

Plan E requires development proposals in the Town Centre to fully assess the potential to incorporate decentralised or renewable energy generating sources and where CHP schemes are not possible, they should have the capacity to connect into such a network at a future date. Plan E does not set specific targets for carbon reduction or renewable energy as such policies will be contained in the forthcoming Delivery DPD, due to them being applicable to the whole Borough, rather than just the Town Centre. However, with the diverse mix of uses within the Town Centre, the opportunity should not be missed for CHP schemes.

Waste and Minerals

The aims of the policies in this section are in accordance with the waste hierarchy. Plan E does not contain any specific policies in relation to waste and minerals as these will be contained within the forthcoming Delivery DPD.

Countryside and Landscape Management

While Epsom Town Centre does not contain any notable areas of Green Space, there are a number of open spaces nearby. Plan E recognises the importance of these and seeks to improve links to such areas from the Town Centre.

Management of the Built Environment

The policies in this section aim to ensure that the cities, towns and villages in the South East are managed and developed in a way that reinforces and enhances their role.

Plan E seeks to strengthen the role of Epsom Town Centre. It seeks to deliver a volume of development which will meet needs, while also respecting the character. It also considers how the Town Centre is managed as a whole, identifying where and how improvements can be made.

A large proportion of the Town Centre is designated as a Conservation Area, and Plan E has been informed by the recent Appraisal and Management Plan.

Town Centres

Plan E seeks to consolidate Epsom Town Centre's role as a secondary centre in the region. The various retail studies considered how Epsom is positioned and performs in relation to neighbouring Town Centres. These studies have been used to inform the quantity and location of new retail development within Epsom Town Centre and the management of the existing offer.

Tourism and Related Sports and Recreation

While Epsom is not a significant tourism destination itself, it is the home of the internationally famous Epsom Derby. Plan E identifies that such a strong association is not adequately reflected in the Town Centre and develops this into an objective. While there is no specific evidence to identify the need for hotel accommodation within the Town Centre, there is apparent market demand. Plan E identifies a suitable potential location for a hotel.

Social and Community Infrastructure

Throughout the production of Plan E the Council has engaged with its partners to identify social and community infrastructure needs. For example, there is a need for a new fire station to replace the current outdated facilities.

London Fringe

The Borough is located within the London Fringe sub region and the overarching challenge facing this area is how to balance development pressures in this area of buoyant economic growth close to London, without compromising the quality of life of its residents.

Plan E generally complies with the policies in this section. Mixed use developments are encouraged to help maintain the diversity of uses within the Town Centre. Infrastructure needs have been identified and where it is appropriate for developers to contribute towards these.

The Core Strategy states that losses of employment land in sustainable locations such as Epsom Town Centre should be resisted. Evidence also suggests that much of the stock is aging. Plan E responds to this by identifying the need and potential location for additional employment land, which could allow for some losses for less 'fit for purpose' employment sites.

The Town Centre will also yield a significant quantity of housing, which will help deliver the Borough's housing target. This will also be expected to comply with the requirements for affordable housing as set out in the Core Strategy.

Conformity with the Community Strategy

The Community Strategy for the Borough was produced by the Local Strategic Partnership in 2003. This document provided the framework for the Core Strategy and has also provided guidance for Plan E. Currently the LSP is going through a period of transition and a new Sustainable Community Strategy is being developed. Officers from the Planning Department are involved in the production of this. The Community Strategy is therefore becoming dated, although many of the issues faced by the Borough remain the same.

In addition to the Community Strategy, a specific Strategy for Epsom Town Centre was produced which is considered in more detail in the following section.

Community Strategy for Epsom & Ewell (April 2003)

This document identifies a number of themes for the Borough, with a number of issues to be addressed objectives for each.

Theme 1: A caring society and thriving economic community

Issue 1: Providing affordable housing and improving recruitment of key workers

Since the production of the Community Strategy, the Council has adopted its Core Strategy, which contains a policy identifying the affordable housing requirement from new development. This seeks to deliver an overall target of 35% of all new dwellings to be affordable. Plan E identifies numerous sites within the Town Centre which will deliver a significant number of new dwellings. As many of these are larger sites, they will be required to deliver 40% affordable units and a mix of dwelling sizes to meet local needs.

Issue 2: Lifelong learning

While the Community Strategy recognises that the standard of secondary and further education in the Borough is high, there is a constant need to upgrade skills to meet employers' needs. Plan E can only have an indirect on this issue but can assist through helping to ensure that there is a balanced mix of uses in the Town Centre, including community facilities and that the Town Centre remains accessible to all.

Theme 2: A protected and improved environment

Issue 1: Tackling traffic congestion, parking and public transport

Traffic congestion has been identified as a main issue and the Community Strategy aims to achieve a reduction in the use of the car and congestion. The vision is to see all modes of transport fully integrated. Plan E also considers traffic congestion to be a key issue and the plan builds on a number of objectives to reduce the impact of traffic and provide alternatives to the private car. Schemes which have shown merit in reducing congestion in the Town Centre (for example the return of South Street to two-way traffic) have been included, while the redevelopment of the station is expected to improve the public transport offer and links between modes of transport.

Issue 2: Improving the quality of the environment, especially open spaces

The aim of the Community Strategy is to improve the quality and biodiversity of public open space and improve the quality of the built environment. These aims are closely aligned to those of Plan E. Although the quantity of open space in the Town Centre is limited, there is provision close to the Town Centre and Plan E policies aim to improve the links to these through the creation of green corridors. In addition,

improving the quality of the built environment and public open spaces is considered to have many benefits for the Town Centre, helping to improve the appearance of Epsom attracting visitors and investment.

Issue 3: Preventing vandalism

In 2001/2002 the Borough had the highest recorded rate of criminal (environmental) damage in Surrey. Since then the LSP partners have implemented numerous initiatives to improve this situation. Plan E can also have an influence in many ways. New development within the Town Centre will be designed with 'designing out crime' principles in mind. The Plan seeks to deliver a safe and welcoming Town Centre, with well lit footpaths and a high quality public realm.

Theme 3: A safe society

Issue 1: Addressing alcohol related disorder and antisocial behaviour

The vision for the Community Strategy is that the Borough will be a safe and welcoming place for everybody in the community at any time of day and night. Anti-social behaviour in Epsom Town Centre was identified as a particular issue. Plan E helps to address this. Policies promote family friendly evening uses and seek to avoid uses which could result in an increase in anti-social behaviour.

Issue 2: Focus on vulnerable groups

Indirectly Plan E can have an impact on this issue, through ensuring there is a mix of dwellings to meet the needs of the community and that the Town Centre remains highly accessible to all.

Theme 4: A harmonious and inclusive society

Issue 1: Providing facilities for young people

The Youth Forum (YELL) was consulted throughout the production of Plan E and officers met with a number of representatives to discuss issues. It was considered that the Town Centre does have a good range of facilities with the numerous restaurants and cinema being popular. Plan E seeks to protect these facilities and encourages further family friendly evening activity provision.

Issue 2: Improving services for black and minority ethnic groups

Indirectly Plan E can have an impact on this issue, through ensuring there is a mix of dwellings to meet the needs of the community and that the Town Centre remains highly accessible to all.

Theme 5: Communities working together

The Community Strategy identified a number of areas of the Borough where the efforts of the LSP are to be particularly targeted. One of these areas is Epsom Town Centre and the LSP produced a Strategy for the Town Centre to address this.

Strategy for Epsom Town Centre (April 2003)

This document sets the strategic framework for the Town Centre, identifying some strategic aims:

- To improve the retail attractions;
- To improve the range and quality of cultural, recreational, leisure, community and visitor attractions;

- To provide more housing for all sections of the community including those in housing need;
- To retain the balance between employment uses and other town centre uses;
- To improve accessibility particularly by public transport;
- To enhance the public environment;
- To enhance safety and security;
- To make the best use of the opportunities provided by large development sites;
- To publicise and promote the town more effectively.

While Plan E echoes many of these aims, which are supported by a variety of other evidence, it also updates the Strategy for Epsom Town Centre having been produced in partnership with the LSP. The focus of the document is on delivery and Plan E provides a policy framework to achieve this.

1) To improve the retail attractions

The Strategy for Epsom Town Centre, recognises that Epsom is facing pressure from competing town centres and considers that there should be no reduction in the retail area. The Ashley Centre is identified as performing well, in contrast to other areas of the Town Centre. Maintaining the strength of Epsom's retail offer is considered crucial to maintaining its vitality and viability.

Plan E recognises that to maintain Epsom's status as a 'quality market town' the focus should be on improving the quality of the mix of the retail offer, rather than on significant expansion. Policies are therefore included to help improve the public realm (considered important to help create the right environment to attract high quality retailers) and improving the overall management of the Town Centre. However, opportunities are identified for a modest increase in retail floorspace to meet needs.

2) To improve the range and quality of cultural, recreational, leisure, community and visitor attractions

The Strategy identifies a range of community facilities within the Town Centre and states that losses of such facilities should be resisted. It highlights the 'recent' expansion to the range of leisure facilities, which have improved the evening economy (for example and increased number of bars / restaurants and the opening of the cinema). Issues are identified as potential increases in alcohol related disturbances. Additionally, opportunities are identified for improving the range of facilities such as the creation of a Town Centre heritage trail and the provision of a Town Centre hotel. Since the publication of this Strategy, a heritage trail has been introduced.

Plan E reinforces the strategy through resisting losses of existing community facilities, while evidence suggests (for example the Town Centre Retail Survey and Health Check), that there are no obvious gaps in provision. Plan E aims to strengthen the Town Centre's image as a 'family town' and encourages evening leisure activities which would support this objective.

3) To provide more housing for all sections of the community including those in housing need

At the time of writing the Town Centre Strategy, there were relatively few residential units within the Town Centre. Since this time there have been a number of predominantly residential, high density developments. However, the Strategy recognised that there were opportunities for increasing the amount of housing in the Town Centre and the benefits that this could bring (for example natural surveillance,

a proportion of affordable homes and reducing the pressure on the release of Green Belt to accommodate housing development).

Plan E is in accordance with this, setting out the anticipated quantity of new housing development, which is to take place in the Town Centre up until 2026. The levels have been balanced against the need for other types of uses.

4) To retain the existing balance between employment uses and other Town Centre uses

The Strategy considers Epsom to be the main centre for employment in the Borough and that the Town Centre should continue to remain the preferred location for significant employment developments within the Borough. However, due to historically 'low' levels of unemployment it is considered that there is no 'overriding need' need for large scale employment development. The emphasis is on the redevelopment of existing office developments and making the best use of existing sites.

Plan E does identify that there should be provision for additional employment floorspace within the Town Centre. This may lead to the release of less 'fit for purpose' employment sites, such as aging upper floor office floorspace. The overall result will be a slight increase in the amount of employment floorspace within the Town Centre, but an improvement in the quality.

5) To improve accessibility, particularly by public transport

The Strategy recognises the importance of the Town Centre being accessible by a range of types of transport, to ensure that people will continue to visit. It is also recognised that national policy seeks to reduce the use of the car and to give greater priority to sustainable forms of transport. This means giving priority to integrated public transport systems, cycling and pedestrian networks. At the time of writing, planning permission had been granted for the partial redevelopment of Epsom Station, to provide a new entrance, booking hall and passenger facilities, although it was considered that this was unlikely to be implemented within four years.

Car parking was highlighted as an issue, with the competing needs such as ease of accessibility, sustainability and making the best use of existing car parks being recognised. The lack of effective rear servicing was also recognised as a problem and the Strategy states that where possible, provision should be made for this. The possibility of using the car park to the rear of the Town Hall to achieve rear servicing to the retail units on the south side of High St (east) was identified.

Accessibility is a key issue for Plan E and the plan aims to ensure that the Town Centre remains accessible to all. Policies aim to improve accessibility for pedestrians and cyclists both through making improvements to existing provision and through the development of opportunity sites. A specific policy for Epsom Station has been developed, in light of the fact that the historic scheme is unlikely to be implemented. There is also a commitment to produce a parking strategy, while the potential of the rear of the Town Hall car park to achieve rear servicing is contained in a policy.

6) To enhance the public environment

The Epsom Town Centre Strategy recognises that people will choose which centre they wish to visit, and major influences include the accessibility and attractiveness. Therefore, providing an attractive, safe and clean Town Centre is considered important. The Strategy lists a series of actions to achieve this, relating to improving the built environment, public open spaces, landscaping and cleanliness. A number of these actions have now been achieved and some which are still outstanding (for

example a design guide for fascias, signs, shutters and shop fronts). Plan E aims to raise the environmental quality of the Town Centre through numerous actions, which is in accordance with the Town Centre Strategy.

7) To enhance safety and security

The Strategy identifies that although the Town Centre has low crime levels, the perceived threat of crime has an impact; for example the relatively low levels of use of the Hook Road car park and that some sections of the community view the Town Centre as a 'no-go' area after 10pm. It is recognised that the planning system can have a positive influence on crime prevention, while other issues can be addressed indirectly through partnership activities, particularly those involving Town Centre Management. Improvements to pedestrian access is also important, when considered the proximity of the A24.

8) To make the best use of the opportunities provided by large development sites

The Strategy recognises that there are a number of opportunity sites within the Town Centre and that the redevelopment of these can make a positive contribution towards the vitality and viability of the Town Centre. It is also stated that these should not be considered in isolation from one another or from existing development in the Town Centre. The sites identified were:

- Land to the rear of the Town Hall
- Upper High Street and Depot Road
- British Gas land, Hook Road

The intention was to produce a development brief for each of these sites.

Plan E also recognises that opportunity sites can be instrumental in helping to deliver the Plan E objectives.

Land to the rear of the Town Hall: Since the production of the strategy, a significant proportion of the land to the rear of the Town Hall has been developed. Plan E recognises that there is still potential to use the existing car park more efficiently and has scope for achieving access to rear services for a number of the High Street businesses. There is also the opportunity to deliver a more useable public space away from the negative effects of Town Centre traffic.

Upper High Street and Depot Road: This site has not yet been redeveloped. There have since been a number of planning applications for part of this site, although no permissions have yet been granted. To ensure the comprehensive delivery of this site, a policy has been developed within Plan E with a commitment to producing a development brief.

British Gas land, Hook Road: This site has not yet been redeveloped. Plan E has identified this site, also encompassing adjacent land where landowners have indicated that the site may come forward for redevelopment within the plan period. Again a policy has been developed, setting out what it is expected the site will deliver and there is a commitment to produce a development brief.

9) Effective publicity and promotion

The Strategy considers that effective publicity and promotion is important to the future success of the Town Centre. Improved management of the Town Centre is also recognised in Plan E as being a key vehicle for the delivery of the regeneration of the Town Centre. The Business Partnership remains active in working to promote

the Town Centre and runs numerous successful events throughout the year. Plan E identifies that a Town Centre Manager will become a key member of the LSP, providing further assistance in the promotion of the town. In addition, the possibility of a 'BIDS' scheme (Town Centre Business Improvement District) will be investigated.

NOTICE PLACED IN GUARDIAN NEWSPAPER AT PROPOSED SUBMISSION CONSULTATION STAGE

Public Notice

Plan E

EPSOM AND EWELL BOROUGH COUNCIL'S LOCAL DEVELOPMENT FRAMEWORK

Epsom and Ewell Borough Council is progressing with the preparation of its Local Development Framework, which will eventually replace the existing District-wide Local Plan.

Consultation on the Plan E Proposed Submission Document
Representation period: Monday 1 February to Monday 15 March 2010

The Plan E Proposed Submission Document, which forms part of the Borough's Local Development Framework, has been published for consultation prior to being submitted to the Secretary of State for independent examination. The document is central to the delivery of sustainable development within Epsom Town Centre, identifying the key issues and the social, economic and environmental objectives for the future development within the Town Centre up to 2026. It provides a long term planning vision for the area and contains the policies aimed at meeting that vision. Plan E is comprised of policies specific to the Town Centre, including site allocation and town centre management policies.

Your Views
 The Council invites you to consider whether you wish to make representations on the Plan E Proposed Submission Document. Hard copies of the document can be viewed at the Town Hall and the Borough's libraries during normal opening hours throughout the consultation period (1 February to 15 March 2010). Further information and electronic copies of the documents and their associated forms are also available on the Council's website - www.epsom-ewell.gov.uk/PlanE.


Those wishing to comment are requested to use the standard response form provided. Comments should be sent in hard copy to: **Planning Policy Team, Epsom & Ewell Borough Council, Town Hall, The Parade, Epsom, Surrey, KT18 5BY**
 Or by email to: LDF@epsom-ewell.gov.uk

As the Plan E Proposed Submission Document will be submitted for an Independent Examination (date yet to be set), you are asked to indicate on the representation form whether you wish to be notified of when the recommendations of the person appointed to carry out the Independent Examination have been published, or when Plan E is adopted, or both. You, or the person you have appointed to represent you will need to, in all circumstances, clearly state the reasons and details of why you consider Plan E to be unsound or not legally compliant.

If you are proposing a change to Plan E you will need state if you consider it necessary that you participate at the oral part of the examination process. If you do wish to participate in the oral part of the examination, you will also need to explain why this is necessary.

Library opening hours:
Epsom Library in the Ebbisham Centre
 Monday 9.30am - 6.00pm
 Tuesday 9.30am - 8.00pm
 Wednesday 9.30am - 6.00pm
 Thursday 9.30am - 8.00pm
 Friday 9.30am - 6.00pm
 Saturday 9.30am - 5.00pm
 Sunday Closed
Ewell Court Library, Lakehurst Road
 Monday Closed
 Tuesday 10am - 1pm & 2pm - 8pm
 Wednesday 10am - 1pm & 2pm - 5pm
 Thursday Closed
 Friday 10am - 1pm & 2pm - 4pm
 Saturday 9.30am - 1pm & 2pm - 4pm
Ewell Library in Bourne Hall
 Monday 9.30am - 5pm
 Tuesday 9.30am - 8pm
 Wednesday Closed
 Thursday 9.30am - 5pm
 Friday 9.30am - 8pm
 Saturday 9.30am - 4pm
Stoneleigh Library, Stoneleigh Broadway
 Monday 2pm - 5pm
 Tuesday 9.30am - 1pm & 2pm - 5pm
 Wednesday Closed
 Thursday 9.30am - 1pm
 Friday 9.30am - 1pm & 2pm - 6.30pm
 Saturday 9.30 - 1pm & 2pm - 4pm

If you have any queries, please contact the Planning Policy Team on 01372 732000



AREAS) PL 1999
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) ORDINANCE 1990
NOTICE OF APPLICATION FOR MAJOR DEVELOPMENT
ARTICLE 12B

In accordance with the above, notice is hereby given that applications have been made to Epsom and Ewell Borough Council for the following proposals:-

- 09/00911/FUL **Dragon Den, 56 - 58 High Street**
Erection of permanent forecourt
- 09/00968/CAC **West Park Hospital, Horton**
Demolition of a number of buildings including parts of the listed building
- 09/00969/LBA **West Park Hospital, Horton**
Partial demolition, alteration and Grade II listed water tower to be converted into four residential units.
- 09/00971/RES **West Park Hospital, Horton**
Reserved Matters application for planning permission 02/0033/RES for redevelopment of the site for dwelling including 149 affordable housing units, parking, estate roads, vehicle access, Horton Lane, emergency vehicle access, Christ Church Road, formal garden and landscaping.
- 09/01038/TPO **3 Ewell Downs Road, Ewell**
Crown reduction of the Sweet garden adjacent to Ewell Downs
- 09/01041/TPO **2 The Green, Ewell, Surrey**
Felling of a diseased protected tree in front garden (TPO60/T11) and the front garden and a Sycamore tree
- 09/01050/CAT **28 Ewell Downs Road, Ewell**
Felling of Pine tree in the front garden
- 09/01051/TPO **Storer House, Eastman Way**
50% crown reduction to 21m bike stores (TPO284/T78/T11)

The applications listed below are householders' applications and in the event of an appeal against a refusal of planning to be dealt with on the basis of representations made about the application will be referred to the Secretary of State, and there will be no further comment at appeal stage.

- 09/01030/FUL **The Ridings, Epsom**
Erection of single storey residential building

A copy of these applications and accompanying plans for inspection by the public during normal office hours at The Parade, Epsom, Surrey and at Bourne Hall, Ewell, Surrey. The Hall is also open for the viewing of plans between 10.00am and 3.00pm on Saturdays.

Any representation concerning the application(s) should be made to the Planning Department, Town Hall, The Parade, Epsom, Surrey, to arrive within 21 days from the date of publication of this notice.

IT SHOULD ALSO BE NOTED THAT ANY REPRESENTATIONS RECEIVED MAY BE MADE AVAILABLE FOR INSPECTION BY THE PUBLIC, AND MAY BE COPIED AS A RESULT OF ACCESS TO THE LOCAL GOVERNMENT (ACCESS TO INFORMATION ACT). REPRESENTATIONS WILL NOT BE ACKNOWLEDGED AFTER AN APPLICATION HAS BEEN DETERMINED. REPRESENTATIONS CANNOT NORMALLY BE CONSIDERED.

Please note that the Council do not accept any responsibility for any incomplete or inaccurate descriptions.
HEAD OF PLANNING,
EPSOM & EWELL BOROUGH COUNCIL

Legal Notice

ANTHONY JOHN LAWSON (Deceased) **PETER JOHN REDD (Deceased)**