

Schedule of proposed changes to Plan E for consultation

Reference	Policy / Paragraph / Page	Existing Text	Proposed Change	Previous Ref
1	Policy E2, page 31	'New development will deliver between 635 and 775 new residential units within the Town Centre during the period between 2010 and 2026'	'New development will deliver <u>at least 635 new residential units</u> during the period between 2010 and 2026'	15
2	Policy E3, page 32	Final sentence 'It should be noted that projections beyond 2018 should be treated with caution.'	Replace final sentence with text below: <u>'Retail growth should be directed to the Primary Shopping Area in the first instance. All retail proposals must be subject to the sequential test, and those proposals above capacity in edge and out-of-centre locations must be tested robustly against the impact test (PPS4, 2009). The floorspace threshold must take account of the cumulative effect of recent permissions, developments under construction and completed developments.'</u>	16
3	Policy E4, page 33	'Primary Retail Frontages Within these frontages, as defined on the Proposals Map, the percentage of A1 uses will not fall below 66%.'	'Primary Retail Frontages Within these frontages, as defined on the Proposals Map, the percentage of A1 <u>units</u> will not fall below 66%.'	20
4	Policy E4, Page 33		Addition of footnote after the wording 'significant break' Footnote text: Generally no more than two adjoining units, but will be assessed on a case by case basis.	22
5	Various: Contents page, Title of Policy E4, two references within policy E4, two references within para 4.23, paras 4.26, 4.29, 5.65, 5.67,	'Town Centre Retail Area'	'Primary Shopping Area'	23

	two references within Appendix 3 and Map 8			
6	Policy E5, Page 35	First sentence 'New development will deliver between 6,000 – 7,000sq m of new employment floorspace within the Town Centre during the period until 2026.'	'New development will deliver <u>around</u> 6,000sq m of new employment floorspace within the Town Centre during the period until 2026.'	25
7	Para 4.41, page 37	'It should be noted that the existence of a higher building in a particular location does not justify its replacement with a building of equivalent height, or for new high buildings in the same area. Areas where maximum heights buildings will be considered are set out on Map 9'.	'It should be noted that the existence of a higher building in a particular location does not justify its replacement with a building of equivalent height, or for new high buildings in the same area. Areas where maximum heights buildings will be considered are set out on Map 9. <u><i>In relation to building height, proposals which fall across and/or are immediately adjacent to the maximum height boundaries will be considered on a case by case basis. Discussions with the Council at an early stage are encouraged to ensure appropriate heights are achieved.</i></u>	31
8	Policy E9, page 39	'The Council will work with partners to ensure a high quality, well designed and well connected public realm, to improve the character, appearance and overall attractiveness of the Town Centre. Proposals for new development will, where appropriate deliver: • The rationalisation of existing street furniture and	'The Council will work with partners to ensure a high quality, well designed and well connected public realm, to improve the character, appearance and overall attractiveness of the Town Centre. Proposals for new development will, where appropriate deliver: • The rationalisation of existing street furniture and paving • Biodiversity enhancement, particularly through planting and the creation of green corridors • Public art at prominent locations throughout the Town Centre and through the design of new buildings • Improvements to the visual attractiveness and use of public open space • Improvements to the visual appearance of buildings in the	33

		<p>paving</p> <ul style="list-style-type: none"> • Biodiversity enhancement, particularly through planting and the creation of green corridors • Public art at prominent locations throughout the Town Centre and through the design of new buildings • Improvements to the visual attractiveness and use of public open space • Improvements to the visual appearance of buildings in the Town Centre, particularly those within the Conservation Area in line with the Conservation Area Appraisal and Management Plan <p>The Council has produced a schedule of public realm improvements for the Town Centre as part of Plan E's Infrastructure Delivery Plan. New development proposals within the Town Centre boundary will make a financial contribution to these public realm improvements.'</p>	<p>Town Centre, particularly those within the Conservation Area in line with the Conservation Area Appraisal and Management Plan</p> <p><u>Developers are encouraged to discuss with the Council at the earliest opportunity which public realm enhancements may be the most appropriate, as improvements may be made as part of a scheme, through financial contributions or a combination of both.</u></p> <p>The Council has produced a schedule of public realm improvements for the Town Centre as part of Plan E's Infrastructure Delivery Plan. New development proposals within the Town Centre boundary will make a financial contribution to these public realm improvements <u>in accordance with the Developer Contributions Supplementary Planning Document, or whichever future mechanism is adopted.'</u></p>	
9	Policy E10, page 43	The Council will work with partners to improve:	The Council will work with partners to improve:	37

		<ul style="list-style-type: none"> • Cycle access both into and throughout the Town Centre, and • The availability of cycle parking facilities across the Town Centre • Accessibility to public transport, particularly through improvements to Epsom Station and its links with surrounding areas <p>Developers will contribute towards the delivery of the above policy, where appropriate.</p>	<ul style="list-style-type: none"> • Cycle access both into and throughout the Town Centre, and • The availability of cycle parking facilities across the Town Centre • Accessibility to public transport, particularly through improvements to Epsom Station and its links with surrounding areas <p>Developers will contribute towards the delivery of the above policy, <u>and are encouraged to discuss with the Council at the earliest opportunity which improvements may be the most appropriate. Improvements may be achieved physically as part of a scheme, through financial contributions or a combination of both.</u></p> <p><u>The Infrastructure Delivery Plan identifies a number of improvements. Financial contributions should be made in accordance with the Developer Contributions Supplementary Planning Document, or whichever future mechanism is adopted.”</u></p>	
10	Policy E11, page 44	Final sentence ‘New developments will provide new rear servicing access arrangements to ensure that delivery vehicles visiting the site do not cause an obstruction to the Town Centre highway network.’	‘New developments will provide <u>servicing arrangements that</u> ensure that delivery vehicles visiting the site do not cause an obstruction to the Town Centre highway network.’	38
11	Para 4.74, page 45	The approach to address this will be: <ul style="list-style-type: none"> • Prepare and implement a parking strategy for the 	Delete text and replace with: <u>‘The approach to address this will be to prepare and implement a parking strategy, which will seek to meet the following objectives:</u> <ul style="list-style-type: none"> • <u>Provide sufficient parking provision to meet the needs of the</u> 	39

		Town Centre	<u>Town Centre's uses and their users</u> <ul style="list-style-type: none"> • <u>Encourage sustainable travel patterns that help to reduce traffic congestion and volumes, and contribute to carbon reduction</u> • <u>Contribute to the Town Centre's continued long term economic viability</u> • <u>Optimise the use of existing public parking provision</u> • <u>Reduce the levels of commuter parking that are currently displaced to the residential areas surrounding the Town Centre, and</u> • <u>Provide a clear link between the parking strategy and development related parking standards.'</u> 	
12	Policy E14 page 50	Requirement 7: 'At least 425 spaces of public long stay car parking provision that will serve the wider Town Centre and adhere to a unified Town Centre wide parking management strategy and charging regime.'	Delete this requirement from the policy	
13	Policy E14 page 50	Requirement 14: 'An on-site decentralised heat and power generation source that has the capacity to serve the wider area and contribute to the National Grid.'	Delete this requirement from the policy	
14	Policy E15 page 54	Requirement 12: 'An on-site decentralised heat and power generation source that has the capacity to serve the wider area and contribute to the National Grid.'	Delete this requirement from the policy	
15	Policy E16 page 57	Requirement 6: 'The retention	Delete this requirement from the policy	

		of 27 off- street parking spaces for use by station customers, that will adhere to a unified Town Centre wide parking management strategy and charging regime		
16	Policy E16 page 57	Requirement 15: 'An on-site decentralised combined heat and power generation source that will serve the mix of on-site uses and have the capacity to serve the wider area and contribute to the national grid.'	Delete this requirement from the policy	
17	Policy E17 page 60	'Provided that future development proposals demonstrate...'	<u>This is</u> provided that future development proposals demonstrate...'	
18	Policy E17 (C) page	Building heights will not exceed 12 metres	Delete this bullet point	
19	Policy E17 (D) page 64	Building heights will not exceed 12 metres	Delete this bullet point	
20	Policy E17 (F) page 66	Building heights will not exceed 12 metres	Delete this bullet point	
21	Policy E17 (H) page 67	Building heights will not exceed 12 metres	Delete this bullet point	
22	Policy E17 (I) page 68	Building heights will not exceed 12 metres	Delete this bullet point	
23	Proposals Map		Proposals Map to identify the Plan E boundary in addition to the Town Centre Boundary (as shown on version iii)	53
24	Proposals Map		Amend the extent of Policy E7 town centre building height boundary to reflect site boundaries/ ownerships. (as shown on version iii)	54

25	Proposals Map		Amend the extent of Policy E15 strategic opportunity site boundary to exclude the curtilage of the former Plough and Harrow Public House. (as shown on version iii)	55
26	Proposals Map		Minor amendments to opportunity site boundaries to ensure clarity and consistency with other maps (as shown on version iii)	
27	Map 8: Town centre Boundaries		Amend: Legend to read 'Primary Shopping Area' Instead of 'Town Centre Retail Area'. Amend: Line colours to reflect Proposals Map Insert Plan Area Boundary (Previously advertised) (as shown on version ii)	64
28	Map 9: Town Centre Building Height		Amend: More precise boundaries drawn to the 16m zones. This is in line with the amendments made to Policy E7 (as shown on version ii)	65
29	Map 12: Depot Road and Upper High Street		Minor amendments to boundaries to ensure clarity (as shown on version ii)	68
30	Map 13: The Utilities Site, East Street		Remove 27 East Street from Utilities Site boundary (as shown on version ii)	69
31	Map 14: Epsom Station		Minor amendments to boundaries to ensure clarity (as shown on version ii)	70
32	Map 15: Town Centre Opportunity Sites		Minor amendments to boundaries to ensure clarity (as shown on version ii)	71
33	Map 16 a) Market Place, High Street		Insert new map to show boundary of opportunity site (as shown on version i)	72
34	Map 17 b) Former Woolworth's Store, High Street		Insert new map to show boundary of opportunity site (as shown on version i)	73
35	Map 18 c) Pickard		Insert new map to show boundary of opportunity site	74

	House, Upper High Street		(as shown on version i)	
36	Map 19 d) Former Magistrate's Court site, The Parade/ Ashley Road		Insert new map to show boundary of opportunity site (as shown on version i)	75
37	Map 20 e) Global House, Ashley Avenue		Insert new map to show boundary of opportunity site (as shown on version i)	76
38	Map 21 f) TK Maxx Store, High Street		Insert new map to show boundary of opportunity site (as shown on version i)	77
39	Map 22 g) Emergency Services Uses, Church Street		Insert new map to show boundary of opportunity site (as shown on version i)	78
40	Map 23 h) Comrades Club, The Parade		Insert new map to show boundary of opportunity site (as shown on version i)	79
41	Map 24 i) Land to rear of The Albion Public House, South Street		Insert new map to show boundary of opportunity site (as shown on version i)	80
42	Map 25 j) Town Hall Square and car park, rear of Town Hall		Insert new map to show boundary of opportunity site (as shown on version i)	81