

Appendix B

Ref	Policy / Paragraph / Page	Existing Text	Proposed Change	Previous Ref
1	Front cover	Plan E	Add wording 'Area Action Plan'	1
2	Para 1.9, page 6	'Epsom Town Centre is the main focus for economic activity within the Borough. It is classified as a secondary regional centre in the South East Plan.'	Delete reference to South East Plan: 'Epsom Town Centre is the main focus for economic activity within the Borough. It is classified as a secondary regional centre.'	2
3	Para 2.5, page 9	Under bullet point: Opportunities for low carbon energy generation 'Achieving a reduction in CO2 emissions is a national target, reflected in the South East Plan, the emerging Surrey Climate Change Strategy, and Surrey Local Area Agreement.'	'Achieving a reduction in CO2 emissions is a national target, reflected in the Surrey Climate Change Strategy, <u>the Surrey Local Area Agreement and the Council's Climate Change Action Plan.</u> '	3
4	Footnote 4, page 9	'The Borough wide housing target is set out in the South East Plan under Policy H1'	'The Borough wide housing target is set out in the <u>Core Strategy under Policy CS7.</u> '	4
5	Para 3.25, page 23	Second sentence 'The issues that influence the visions for these areas are expressed on Map 1.'	'The issues that influence the visions for these areas are expressed on <u>Maps 2 to 7.</u> '	5
6	Policy E1,	"The Town	"The Town Centre boundary	6

	Page 30	Centre boundary identifies the area to which the Plan E policies and Core Strategy Policy CS14 principally apply. In principle, Town Centre uses will be permitted within this area, subject to other relevant policies..."	identifies the area to which the Plan E policies and Core Strategy Policy CS14 principally apply. <u>The Plan Area Boundary defines a wider area where some Plan E policies also apply.</u> In principle, Town Centre uses will be permitted within this area <u>the Town Centre boundary</u> , subject to other relevant policies..."	
7	Para 4.10, page 30	First sentence 'For planning purposes, it is useful to define the extent of the Town Centre area'	'For planning purposes, it is <u>important</u> to define the extent of the Town Centre area'	7
8	Para 4.10, Page 30	'...Defining a boundary will direct town centre uses such as retail, leisure and business to appropriate parts of the town'.	'...Defining a boundary will direct town centre uses such as retail, leisure and business to appropriate parts of the town. <u>The identified Town Centre boundary encloses an area where these town centre uses are concentrated. The boundary excludes the predominantly residential areas that surround Epsom Town Centre. Commercial, healthcare and education uses that are located beyond the boundary and are separated from the Town Centre by residential areas are also excluded.</u>	8
9	Para 4.11, Page 30	'The boundary identifies the extent of the Town Centres commercial activity and where possible has excluded areas which are	'The boundary identifies the extent of the Town Centres commercial activity and where possible has excluded areas which are primarily residential. The Council acknowledges that many of the areas outside of the boundary have important	9

		<p>primarily residential. The Council acknowledges that many of the areas outside of the boundary have important links with the Town Centre, for example, Roseberry Park and the University for the Creative Arts. Their exclusion by no means devalues their importance.'</p>	<p>links with the Town Centre, for example, <u>Epsom Hospital</u>, Roseberry Park and the University for the Creative Arts. Their exclusion by no means devalues their importance <u>to the continued vitality and viability of the Town Centre</u>.'</p>	
10	Para 4.13, Page 30	'The boundary of Epsom Town Centre can be seen on Map 8'.	'The boundary of Epsom Town Centre <u>and Plan Area boundaries</u> can be seen on Map 8'.	10
11	Policy E2, page 31	Third paragraph 'Gas Holders site, East Street: Approx 250 units'	' <u>Utilities site</u> , East Street: Approx 250 units'	11
12	Para 4.15, page 31	The South East Plan sets a housing target for the period between 2007-2026. The Town Centre will provide an important source of housing land supply to assist in meeting the targets set out within the South East Plan. It is an appropriate location for higher density developments although	<p><u>The Borough wide housing target (footnote 10) is set out in the Core Strategy under policy CS7.</u>The Town Centre will provide an important source of housing land supply to assist in meeting the targets set out within the <i>Core Strategy</i>. It is an appropriate location for higher density developments although delivering a mix of dwelling sizes will also be important to help meet the needs of the Borough. Town Centre housing sites could help to meet <u>approximately 22%</u> of the borough-wide housing target <u>for the remaining</u> plan period.</p> <p>Footnote:</p>	12

		<p>delivering a mix of dwelling sizes will also be important to help meet the needs of the Borough. Town Centre housing sites could help to meet between 16% - 20% of the borough-wide housing target during the plan period. Evidence from the current Annual Monitoring Report (footnote 10) indicates that existing housing developments located within the Town Centre that are either committed (footnote 11) or under construction will contribute about 12% towards the projected five year supply.</p> <p>Footnotes: 10 The LDF Annual Monitoring Report 2008/09 Table 6: Housing Trajectory 11 With an extant planning permission</p>	<p>10 A dwelling that contributes towards the borough wide housing target is defined (in line with the 2001 Census) as a self-contained unit of accommodation. Self-containment is where all the rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a single door which only that household can use.</p> <p>Ancillary dwellings such as 'granny annexes' are included provided they are self-contained, pay separate council tax from the main residence, do not share access with the main residence (e.g. a shared hallway) and there are no conditional restrictions on occupancy.</p> <p>Establishments providing managed residential accommodation are not counted in the housing supply. These cover university and college student accommodation, hospital staff accommodation, hostels/homes, hotels/holiday complexes, defence establishments (not married quarters) and prisons. However, purpose-built (separate) homes (e.g. self-contained flats clustered into units with 4 to 6 bedrooms for students) are included. Each self-contained unit should be counted as a dwelling.</p>	
13	Para 4.16, page 31	Potential sources of housing within the Town Centre have	Potential sources of housing within the Town Centre have been assessed as part of the evidence base; Strategic Housing Land Availability	13

		<p>been assessed as part of the evidence base; Strategic Housing Land Availability Assessment (SHLAA) (footnote 12) & Town Centre Health Check, and throughout the development stages of Plan E. This information has been used to identify a potential yield of new residential units from sites within the Town Centre.</p> <p>Footnote: 12 Epsom & Ewell SHLAA para 4.2 Town Ward</p>	<p>Assessment (SHLAA) (footnote 11) & Town Centre Health Check, and throughout the development stages of Plan E. This information has been used to identify a potential yield of new residential units from sites within the Town Centre. <u><i>The Plan E Opportunity Sites housing phasing table is provided in appendix 4.</i></u></p> <p>Footnote: 11 Epsom & Ewell SHLAA para 4.2 Town Ward</p>	
14	New appendix		<p>Addition of Appendix 4 Opportunity Sites housing phasing table</p> <p>In addition to the details of the new appendix set out in the Councils responses to the Inspector's Main Matters (appendix 5), the appendix will also contain a hyperlink to the current housing trajectory on our website.</p>	14
15	Para 4.19, page 32		<p>Add text after final sentence: 'A glossary of retail terms can be found in Appendix 5'</p>	17
16	New appendix		<p>Addition of Appendix 5 Retail Glossary Definitions from Planning Policy Statement 4: Planning for Sustainable Economic Growth</p> <p><i>Town Centre:</i></p>	18

			<p>Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.</p> <p>Primary Shopping Area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage).</p> <p>Primary Frontage: Primary frontages are likely to include a high proportion of retail uses.</p> <p>Secondary Frontage: Secondary frontages provide greater opportunities for a diversity of uses.</p> <p>Edge-of-Centre For retail purposes, a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. For all other main town centre uses, this is likely to be within 300 metres of a town centre boundary¹.</p> <p>In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances. For example, local topography will affect pedestrians' perceptions of easy walking distance from the centre. Other considerations include barriers, such as crossing major roads and car parks, the attractiveness and perceived safety of the route and the strength of attraction and size of the town centre.</p>	
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¹ For office development, locations outside the town centre but within 500 metres of a public transport interchange, including railway and bus stations, within the urban area should be considered as edge-of-centre locations for purposes of the sequential approach

			<p>A site will not be well connected to a centre where it is physically separated from it by a barrier such as a major road, railway line or river and there is no existing or proposed pedestrian route which provides safe and convenient access to the centre.</p> <p>Out-of-Centre A location which is not in or on the edge of a centre but not necessarily outside the urban area.</p> <p>Out-of-Town An out-of-centre development outside the existing urban area.</p>	
17	Para 4.21, page 32		<p>Add sentence after second sentence ending ‘...protect the main retail areas.’ <u>‘3,000sq m of retail floorspace has been allocated in two of the strategic opportunity sites: 2,000sq m in the Depot Road and Upper High Street site and 1,000sq m in the Epsom Station site.’</u></p>	19
18	Policy E4, Page 33		<p>Remove space between third and fourth paragraph in the policy (sentences ‘A5 uses will not be permitted’ and ‘Other uses will be permitted...’)</p>	21
19	Para 4.23, page 33		<p>Delete sentence ‘It could stimulate opportunities to achieve higher levels of energy efficiency through redevelopment and provide the basis to integrate/share new energy capacity.’</p>	24
20	Para 4.33, page 35	Final sentence ‘These are considered more fully in Chapter 5’	<p>Delete sentence and replace with: <u>‘5,000sq m of commercial floorspace has been allocated in the Utilities Site, East Street and 1,500sq m within the Station Site, Epsom.’</u></p>	26
21	Para 4.34, page 36	Final sentence ‘Opportunity sites where	<p>‘Opportunity sites where new hotel accommodation could be <u>located</u> are considered</p>	27

		new hotel accommodation could be considered are considered under Chapter 5.'	under Chapter 5.'	
22	Policy E6, page 36	<p>'The overall level of leisure provision within the Town Centre will be maintained and in specific locations enhanced.</p> <p>Leisure and cultural facilities, and other family friendly uses that contribute to the evening economy will be supported.</p> <p>Suitable locations for such uses include South Street and Derby / Oaks Square.'</p>	<p>'The overall level of leisure provision within the Town Centre will be maintained and in specific locations enhanced. <u>Suitable locations for enhancement include South Street, Upper High Street and Derby / Oaks Square.</u></p> <p>Leisure and cultural facilities, and other family friendly uses that contribute to the evening economy will be supported.'</p>	28
23	Policy E7, page 36	<p>First sentence: 'The areas where there are opportunities for higher buildings, up to a maximum height of 16 metres, are defined on the Proposals Map'.</p>	<p>'The areas where there are opportunities for higher buildings, up to a maximum height of 16 metres, are <u>indicated</u> on the Proposals Map'.</p>	29
24	Policy E7, page 37	<p>Third bullet point 'The Conservation Area (where appropriate)'</p>	<p>'The Conservation Area (where <u>applicable</u>)'</p>	30
25	Para 4.42, page 38	<p>'The Council is working</p>	<p>'The Council has adopted the Surrey Climate Change</p>	32

		towards producing a Climate Change Strategy, which will set out a comprehensive programme of measures to reduce carbon emissions.'	Strategy and a local Climate Change Action Plan, which will set out a comprehensive programme of measures to reduce carbon emissions.'	
26	Para 4.53, page 40		Add following sentence to end of paragraph: <i>'Suitable locations for public art in the town centre are listed in the Infrastructure Delivery Plan.'</i>	34
27	Para 4.56, page 41		Add following sentence to end of paragraph: <i>'Further improvements to the public realm are listed in the Infrastructure Delivery Plan.'</i>	35
28	Para 4.63, page 42		Add following sentence to end of paragraph: <i>'Proposed improvements to the pedestrian environment are listed in the Infrastructure Delivery Plan.'</i>	36
29	Para 4.75, page 45	Third sentence: 'In addition, the Kiln Lane Link, an existing major scheme which is awaiting Government funding, could help to reduce traffic volumes in parts of the town centre.'	<i>'Furthermore</i> the Kiln Lane Link, an existing major scheme which is awaiting Government funding, could, <i>in addition to reducing traffic volume in Ewell Village, also help reduce vehicle movements on Hook Road and East Street on the north-east side of the town'.</i>	40
30	Paragraph 4.77, page 46	Third bullet point: 'Delivery of Kiln Lane Link'	'Delivery of the Kiln Lane Link <i>which could reduce traffic volumes and heavy goods vehicle trips on Hook Road'</i>	41
31	Paragraphs 5.18 to 5.19, page 54		Insert an additional paragraph in between paras 5.18 and 5.19: <i>'Currently part of the site is occupied by gas holders, which are 'notifiable installations'. Although it is envisaged that these will be removed or relocated to an</i>	42

			<u>alternative site as part of the redevelopment, it may be that development is phased and parts of the site will come forward prior to the notifiable installations being removed. This may have implications for the type of development that can take place in proximity to the gas holders. This issue will be explored with landowners, site occupiers and the Health and Safety Executive through the production of the development brief.'</u>	
32	Para 5.34, page 58	The redevelopment of the station will deliver an appropriate level of on-site parking provision for rail passengers, residents, and employees. The level of parking provision will be directly linked to the site's travel plan and the Town Centre Parking Strategy. The parking management and charging regime will be inline with the approach applied across the whole of the Town Centre.	'The redevelopment of the station will deliver an appropriate level of on-site parking provision for rail passengers, residents, and employees. The level of parking provision will be directly linked to the site's travel plan and the Town Centre Parking Strategy. The parking management and charging regime <u>for the site will provide sufficient parking to meet the needs of the on-site uses and their users, encourage sustainable travel patterns and seek to reduce the levels of commuter parking displaced to neighbouring residential areas.'</u>	44
33	Para 5.36, page 58	Final sentence: 'In particular, public realm, signage and lighting improvements will be made to existing routes linking Station	'In particular, public realm, signage and lighting improvements will be made to existing routes linking Station Approach, the Market Place and along the pedestrian <u>and cycleway</u> at the rear of the Ebbisham, which links the Station to	45

		Approach, the Market Place and along the pedestrian footway at the rear of the Ebbisham, which links the Station to Hook Road Car Park.'	Hook Road Car Park.'	
34	Policy E17, multiple pages		Following Policy E17, identify the bold text for each opportunity site as Policies 17a to 17j and highlight background in blue.	46
35	Para 5.53, page 63	Second sentence: 'This is an edge of town centre site, located to the immediate south of the area covered by the vision for the High Street (east).'	'This <u>town centre site is</u> located to the immediate south of the area covered by the vision for the High Street (east).'	47
36	Para 5.54, page 64	First sentence: 'This is an edge of town centre site that once redeveloped will form part of the predominantly residential area located between Ashley Road, the Parade, Heathcote Road and Worple Road.'	'Once redeveloped, <u>this site</u> will form part of the predominantly residential area located between Ashley Road, the Parade, Heathcote Road and Worple Road.'	48
37	Para 5.65, Page 67	Second sentence: "This is an edge of town centre site, located to the immediate south of the area covered by the vision for the High Street	" This is an edge of town centre site, <u>The site is</u> located to the immediate south of the area covered by the vision for the High Street (east)."	49

		(east).”		
38	Para 5.67, Page 67	Second sentence: “Lying outside of the Town Centre retail area the site has the potential ...”	“Lying outside of the Town Centre retail area <u>Primary Shopping Area</u> the site has the potential ...”	50
39	Proposals Map		Rename as ‘Proposals Map: Inset map Epsom Town Centre’ (As shown on version iii)	51
40	Proposals Map		Amend legend to read ‘Primary Shopping Area’ (As shown on version iii)	52
41	Proposals Map		Show Conservation Area data layer on proposals map. (As shown on version iii)	56
42	Map 1: Town Centre Vision Areas		Amend ‘Upper High Street’ to read ‘Upper High Street/ Upper Town’ Amend legend to read ‘Vision Areas’ and ‘Other Vision Areas’ (As shown on version ii)	57
43	Map 2: The Old Town and Market Place		Minor presentation amendments to aid and improve clarity (as shown on version ii)	58
44	Map 3: The High Street		Minor presentation amendments to aid and improve clarity (as shown on version ii)	59
45	Map 4: Upper High Street/ Upper Town		Minor presentation amendments to aid and improve clarity (as shown on version ii)	60
46	Map 5: Ashley Centre and Ashley Avenue		Minor presentation amendments to aid and improve clarity (as shown on version ii)	61
47	Map 6: East Street		Minor presentation amendments to aid and improve clarity (as shown on version ii)	62
48	Map 7: Epsom Railway Station and Station		Minor presentation amendments to aid and improve clarity (as shown on version ii)	63

	Approach			
49	Map 10: Public Realm		Minor presentation amendments to aid and improve clarity (as shown on version ii)	66
50	Map 11: Accessibility		Minor presentation amendments to aid and improve clarity (as shown on version ii)	67
51	Appendix 1, page 71	Definition of comparison goods	Change the definition of Comparison goods to: <u>'Goods that consumers buy at infrequent intervals and would normally compare prices before buying such as household appliances, furniture, clothing and footwear.'</u>	82
52	Appendix 1, page 72	Definition of Core Strategy	Delete final sentence: 'Also includes detailed development control polices.'	83
53	Appendix 4,		Rather than including the Infrastructure Delivery Plan (IDP) as an appendix, make it a separate document and provide hyperlink	84
54	Appendix 4, page 86	2010 to 2015, Physical Infrastructure, Transport Final column: 'LTP III'	'LTP3'	85
55	Appendix 4, page 91	Final column, Second sentence: 'It is possible the scheme will receive funding for the period 2011 to 2016.'	'It is possible the scheme may receive funding <u>in the post 2016 period</u> '.	86