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Your Ref JPL/IL4
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Dear Madam

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

I write in response to your recent letter seeking clarification on the potential implications of the coalition government's revocation of Regional Spatial Strategies upon local planning policy.

I can confirm that following careful consideration, the Council does not consider the revocation of Regional Spatial Strategies having an impact upon the submitted plan. Consequently, the Council is not seeking to make significant changes.

The Council has examined the explanatory text of the submitted plan and identified where it believes some changes could be made to assist clarity. These changes are set out under Appendix 1. The Council suggests that these minor changes are introduced following the Examination in Public Hearing.

Yours faithfully



Karol Jakubczyk
Planning Policy Manager



INVESTOR IN PEOPLE



Appendix 1: Suggested Changes to Plan E Following the Revocation of Regional Spatial Strategies

1. Chapter 1: Introduction, Epsom Town Centre – Context Paragraph 1.9:

“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.~~”

The Council suggests that reference to the South East Plan be deleted but that the paragraph continues to define Epsom as a secondary regional centre. The Council believes that this designation factually reflects the status of the Town and should be retained.

2. Chapter 2: Current situation and where we would like to be by 2026, Opportunities for Low Carbon Generation

*“Achieving a reduction in CO2 emissions is a national target, reflected in ~~the South East Plan~~, the ~~emerging~~ Surrey Climate Change Strategy, and ~~the~~ Surrey Local Area Agreement **and the Council’s Climate Change Action Plan.**”*

The Council suggests that reference to the South East Plan be removed and other parts of the sentence amended to reflect the latest local position on this issue.

3. Chapter 2: Current situation and where we would like to be by 2026, Footnote 4 Page 9:

*“⁴ ~~The borough-wide housing target is set out in the South East Plan under Policy H1~~ **Core Strategy under Policy CS7.**”*

The Council suggests that reference to South East Plan Policy H1 be removed and replaced with a new reference to Core Strategy Policy CS7. The Council considers this an appropriate way forward on the grounds that the Core Strategy target, which predates the publication of the South East Plan, corresponds to local derived ‘Option 1 Numbers’. The Council asks that the Inspector note that the adopted Core Strategy target is a minimum target that is not numerically far removed from the subsequent (now revoked) South East Plan target. Consequently, the Council does not believe that the proposed change will have any impact upon the housing proposals set out within the submitted plan.