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Your Ref JPL/IL2
Our Ref

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Dear Madam

**Plan E – Epsom Town Centre Area Action Plan
The Plan E plan area boundary**

I write in response to your recent question and concern relating to Plan E's 'plan area boundary'.

Towards the end of May 2010 you asked us a series of questions in relation to Plan E; one of these questions asked:

“The submitted proposals map (B) shows the Town Centre boundary, but the Utilities site allocation and public realm improvements north of the Station extend outside the town centre boundary. Please clarify the extent of the plan area, including on an OS based map. Has this boundary been consistently followed throughout the plan preparation?”

We responded by setting out how the Town Centre Boundary, identified under Plan E Policy E1, was prepared. This included a brief explanation of stakeholder engagement and the testing of alternative boundary options. We also explained our planning policy approach to the Utilities strategic opportunity site, East Street, Epsom, identified under Plan E Policy E15, with particular reference to the Linton's Centre component. We consider our proposed approach towards the Linton's Centre; that it is included as part of the Policy E15 site allocation but falls outside of the Town Centre Boundary, as defined by Plan E Policy E is correct and supported by the evidence base.

Following on from our responses to your initial series of questions, you have expressed further concern that:

“The proposals map must make absolutely clear the plan area boundary.”



INVESTOR IN PEOPLE



We also note your additional comments that:

“If the Council wishes to allocate land or apply the policies of the AAP to particular areas it must be clear to everyone that it is included in the plan area and the allocation should be shown on the submission proposals map...” and “The Town Centre boundary does not need to be identical to the plan area boundary. Unless the Council can provide any other information that would persuade her otherwise, she considers that the submission proposals map should be altered to address this issue and that a statement should be publicised to that effect.”

We have given your concerns considerable thought and we would like to suggest the following options for taking this matter forward:

Option 1

We expand the scale of the Plan E Inset Map so that it clearly shows all of the geographic area covered by Plan E. We believe that this would meet the national planning policy guidance for Inset Maps set out under PPS12: Local Spatial Planning, Paragraph 8.3. This approach would clearly show the whole of the area (outside of the proposed Policy E1 Town Centre Boundary) covered by Plan E Policy E15. A copy of a revised Plan E inset map is included for your attention.

Option 2

We could consider extending the Plan E Policy E1 Town Centre Boundary to include those policy areas, such as the Linton's Centre component of the site allocations Policy E15, within its boundary. Whilst we are comfortable with our current approach towards the treatment of the Policy E15 boundary (in that it extends beyond the Policy E1 boundary), we would be willing to consider this alternative approach should you believe it will add greater clarity to Plan E.

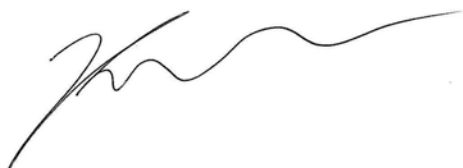
Option 3

During the course of our informal discussion on this issue, via the Programme Officer, you suggested that we take a look at the Barking Area Action Plan, which takes the approach of having a town centre boundary that does not encapsulate the entire plan area boundary but has a defined wider plan boundary area. Whilst this approach does have its merits we believe that it may result in unnecessary delay to the Plan E process; particularly as it would require us to identify and define a new wider Plan E boundary area.

In conclusion, we suggest that either Option 1 or 2 are our favoured responses to your concerns, which we would consider as possible changes to Plan E. Should you be open to either of these two options we would seek to publicise the changes as soon as possible.

I look forward to your response on this matter.

Yours faithfully



Karol Jakubczyk
Planning Policy Manager

