

**PLAN E - EPSOM TOWN CENTRE AREA ACTION PLAN**  
**Examination of the Submission Development Plan Document**

Inspector:  
Julia Gregory BSc (Hons) BTP MRTPI MCMI

Mr Karol Jakubczyk  
Planning Policy Manager

Programme Officer:  
Ian Thompson  
c/o Epsom & Ewell  
Borough Council  
Town Hall  
The Parade  
Epsom  
Surrey KT18 5BY  
Tel: 01372 732397  
My Ref: IT/02  
06 October, 2010

Dear Mr Karol Jakubczyk,

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

The Inspector previously requested a schedule of listed buildings with descriptions. She was sent only the schedule for the Town Centre Conservation Area. Please send the schedule for the Adelphi Road Conservation Area, highlighting the building which is within the Utilities site allocation. Please also send the Adelphi Road Conservation Area Appraisal.

Mrs Gregory is concerned that the redevelopment site E15 includes within its boundary a listed building which is also within the Adelphi Road Conservation Area, but that no reference is made within the policy or the text, or indeed in any other documentation that she has identified, including the Issues and Options Paper, to that building. She is unclear therefore as to the approach that the Council wishes to take in respect of the retention or otherwise of that building, and the likely effect of the redevelopment on it and the conservation area.

She notes that in the Council's indicative assessment of policy E15 (appendix 9 to their response to main matters), that office development is shown across the East Street frontage including the listed building. Whilst she appreciates that this is only indicative, and that a development brief will be prepared in due course, this approach requires explanation in relation to PPS5 and the statutory tests in relation to listed buildings and conservation areas.

Mrs Gregory considers that either this site should be removed from the allocation boundary, if its inclusion was in error, or that the policy and/or text should be changed to clearly indicate the approach that will be taken. In addition, in order to assist clarity she would like the Council to add the conservation area boundaries to the inset Proposals Map. Since a further advertisement of changes and consultation is likely in any event, which will lead to delay in the submission of her report to the Council, any changes could be part of this process, and the need for consultation should not influence the decision of the Council.

E-mail: [ithompson@epsom-ewell.gov.uk](mailto:ithompson@epsom-ewell.gov.uk)

Please respond to these comments, advise on how the Council wishes to proceed, and give details of any proposed changes by 15 October.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'IT', with a long horizontal line extending to the right.

Ian Thompson  
Programme Officer