

Schedule of changes

For clarity these are set out in the order of the Plan E Submission document. The source of the change (e.g. agreed at hearing) is identified in the fifth column.

Source of changes include:

- Changes agreed at the hearing
- Changes proposed after the hearing by 15 October (Annex 1)
- Changes proposed at submission ‘Schedule of Proposed Pre-Examination Changes’ (Annex 2)
- Changes suggested in response to GOSE comments (Response to Inspectors questions, June 2010, supporting document 1)
- Changes suggested following the revocation of the South East Plan (Annex 3)
- Changes suggested in the Council’s written responses to the Main Matters (where not directly discussed at the hearing)
- Suggested editorial changes

Ref	Policy / Paragraph / Page	Existing Text	Proposed Change	Source and reason for change	Minor or change requiring consultation
1	Front cover	Plan E	Add wording ‘Area Action Plan’	Agreed at hearing To improve clarity	Minor
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.’	Changes suggested following the revocation of the South East Plan	Minor
3	Para 2.5, page 9	Under bullet point: Opportunities for low carbon energy generation ‘Achieving a reduction in CO2	‘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> ’	Changes suggested following the revocation of the South East Plan	Minor

		emissions is a national target, reflected in the South East Plan, the emerging Surrey Climate Change Strategy, and Surrey Local Area Agreement.'			
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> '	Changes suggested following the revocation of the South East Plan	Minor
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> '	Suggested editorial change	Minor
6	Policy E1, Page 30	"The Town 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..."	"The Town Centre boundary 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..."	Suggested changes introduced to provide clarity	Minor
7	Para 4.10,	First sentence	'For planning purposes, it is <u>important</u> to define the	Change proposed at	Minor

	page 30	'For planning purposes, it is useful to define the extent of the Town Centre area'	extent of the Town Centre area'	submission to strengthen the sentence	
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>	Suggested change proposed following examination hearing – in order to set out the rationale behind the Town Centre boundary	Minor
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 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	' 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 links with the Town Centre, for example, <u>Epsom Hospital, Roseberry Park and the University for the Creative Arts. Their exclusion by no means devalues their importance to the continued vitality and viability of the Town Centre .</u>	Suggested change proposed following examination hearing – in order to set out the rationale behind the Town Centre boundary	Minor

		University for the Creative Arts. Their exclusion by no means devalues their importance.'			
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'.	Suggested changes introduced to provide clarity	Minor
11	Policy E2, page 31	Third paragraph 'Gas Holders site, East Street: Approx 250 units'	' <u>Utilities site</u> , East Street: Approx 250 units'	Post hearing change To ensure consistency with the remainder of the Plan	Minor
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 delivering a mix of dwelling sizes will also be important to help meet the needs of the	<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. Footnote: 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	Change proposed after the hearing by 15 October To reflect the latest position and identify what forms of development can contribute towards the Borough's housing target This change supersedes that identified in the Council's suggested in response to GOSE comments	Minor

		<p>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>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 been assessed as	Potential sources of housing within the Town Centre have been assessed as part of the evidence base; Strategic Housing Land Availability Assessment (SHLAA) (footnote 11) & Town Centre Health Check,	Agreed at hearing To include a phasing table	Minor

		<p>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>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>The Plan E Opportunity Sites housing phasing table is provided in appendix 4.</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 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>	Agreed at hearing	
15	Policy E2, page 31	'New development will deliver between 635 and 775 new residential units	'New development will deliver <u>at least 635 new residential units</u> during the period between 2010 and 2026'	Agreed at hearing To bring policy in line with PPS3 minimum targets	Minor

		within the Town Centre during the period between 2010 and 2026'			
16	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: <i>'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.'</i>	Change suggested in the Council's written responses to the Main Matters (MM2, Q5) To ensure any proposals above the thresholds set out in Policy E3 are robustly tested in accordance with PPS4.	Medium significance. Potential need to consult as change provides the opportunity for a larger store to be considered at the planning application stage.
17	Para 4.19, page 32		Add text after final sentence: 'A glossary of retail terms can be found in Appendix 5'	Agreed at hearing To improve clarity	Minor
18	New appendix		Addition of Appendix 5 Retail Glossary Definitions from Planning Policy Statement 4: Planning for Sustainable Economic Growth Town Centre: 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. Primary Shopping Area:	Agreed at hearing	Minor

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>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. 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. 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</p>		
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			A location which is not in or on the edge of a centre but not necessarily outside the urban area. Out-of-Town An out-of-centre development outside the existing urban area.		
19	Para 4.21, page 32		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>	Change suggested in response to GOSE comments To provide clarity as to where retail floorspace is expected to be delivered	Minor
20	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%.’	Agreed at hearing To clarify how the policy will be applied and monitored	Minor
21	Policy E4, Page 33		Remove space between third and fourth paragraph in the policy (sentences ‘A5 uses will not be permitted’ and ‘Other uses will be permitted...’)	Change proposed at submission To improve the clarity of the policy	Minor
22	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.	Agreed at hearing To improve the clarity of the policy	Minor
23	Various: Contents page, Title	‘Town Centre Retail Area’	‘Primary Shopping Area’	Agreed at hearing To ensure consistency with	Minor

	of Policy E4, two references within policy E4, two references within para 4.23, paras 4.26, 4.29, 5.65, 5.67, two references within Appendix 3 and Map 8			PPS4	
24	Para 4.23, page 33		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.'	Change suggested in response to GOSE comments Sentence is out of context	Minor
25	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.'	Change suggested in the Council's written responses to the Main Matters (MM2, Q7) To remove the range	Minor
26	Para 4.33, page 35	Final sentence 'These are considered more fully in Chapter 5'	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>	Change suggested in response to GOSE comments Provides clarity to	Minor

				where employment floorspace is expected to be delivered	
27	Para 4.34, page 36	Final sentence 'Opportunity sites where new hotel accommodation could be considered are considered under Chapter 5.'	'Opportunity sites where new hotel accommodation could be <u>located</u> are considered under Chapter 5.'	Agreed at hearing To improve wording	Minor
28	Policy E6, page 36	'The overall level of leisure provision within the Town Centre will be maintained and in specific locations enhanced. Leisure and cultural facilities, and other family friendly uses that contribute to the evening economy will be supported. Suitable locations for such uses include South Street and Derby / Oaks Square.'	'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> Leisure and cultural facilities, and other family friendly uses that contribute to the evening economy will be supported.'	Change proposed after the hearing by 15 October To provide clarity to the 'specific locations'.	Minor
29	Policy E7,	First sentence:	'The areas where there are opportunities for higher	Suggested to convey	Minor

	page 36	'The areas where there are opportunities for higher buildings, up to a maximum height of 16 metres, are defined on the Proposals Map'.	buildings, up to a maximum height of 16 metres, are <u>indicated</u> on the Proposals Map'.	the boundaries as being indicative	
30	Policy E7, page 37	Third bullet point 'The Conservation Area (where appropriate)'	'The Conservation Area (where <u>applicable</u>)'	Agreed at hearing To improve clarity	Minor
31	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>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</u> '.	Suggested following the Inspector's request for further clarity on how Policy E7 will address proposals that cross the identified boundaries.	Minor
32	Para 4.42, page 38	'The Council is working towards producing a Climate Change Strategy, which will set out a comprehensive	'The Council has adopted the Surrey Climate Change Strategy and a local Climate Change Action Plan, which will set out a comprehensive programme of measures to reduce carbon emissions.'	Agreed at hearing To reflect the latest position	Minor

		programme of measures to reduce carbon emissions.'			
33	Policy E9, page 39	<p>'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.</p> <p>Proposals for new development will, where appropriate deliver:</p> <ul style="list-style-type: none"> • 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 	<p>'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.</p> <p>Proposals for new development will, where appropriate deliver:</p> <ul style="list-style-type: none"> • 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 Town Centre, particularly those within the Conservation Area in line with the Conservation Area Appraisal and Management Plan <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>Change proposed after the hearing by 15 October</p> <p>To provide clarity on the use of the wording 'where appropriate' and the relationship with the Developer Contributions Supplementary Planning Document, Community Infrastructure Levy and the Infrastructure Delivery Plan.</p>	Minor

	<p>through the design of new buildings</p> <ul style="list-style-type: none"> • 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</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><i>in accordance with the Developer Contributions Supplementary Planning Document, or whichever future mechanism is adopted.</i></u></p>		
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		to these public realm improvements.'			
34	Para 4.53, page 40		Add following sentence to end of paragraph: <u>'Suitable locations for public art in the town centre are listed in the Infrastructure Delivery Plan.'</u>	Change suggested in response to GOSE comments To provide clarity	Minor
35	Para 4.56, page 41		Add following sentence to end of paragraph: <u>'Further improvements to the public realm are listed in the Infrastructure Delivery Plan.'</u>	Change suggested in response to GOSE comments To provide clarity	Minor
36	Para 4.63, page 42		Add following sentence to end of paragraph: <u>'Proposed improvements to the pedestrian environment are listed in the Infrastructure Delivery Plan.'</u>	Change suggested in response to GOSE comments To provide clarity	Minor
37	Policy E10, page 43	The Council will work with partners to improve: <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 	The Council will work with partners to improve: <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>	Change proposed after the hearing by 15 October To provide clarity on the use of the wording 'where appropriate' and the relationship with the Developer Contributions Supplementary Planning Document, Community Infrastructure Levy and the Infrastructure Delivery Plan.	Minor

		<p>surrounding areas</p> <p>Developers will contribute towards the delivery of the above policy, where appropriate.</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>		
38	Policy E11, page 44	<p>Final sentence</p> <p>'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.'</p>	<p>'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.'</p>	<p>Agreed at hearing</p> <p>To provide greater flexibility</p>	<p>Minor</p>
39	Para 4.74, page 45	<p>The approach to address this will be:</p> <ul style="list-style-type: none"> • Prepare and implement a parking strategy for the Town Centre 	<p>Delete text and replace with:</p> <p><u>'The approach to address this will be to prepare and implement a parking strategy, which will seek to meet the following objectives:</u></p> <ul style="list-style-type: none"> • <u>Provide sufficient parking provision to meet the needs of the Town Centre's uses and their users</u> • <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</u> 	<p>Change proposed after the hearing by 15 October</p> <p>To clarify the approach towards charging regimes and the overall objectives of the Parking Strategy</p>	<p>Minor</p>

			<p><u>currently displaced to the residential areas surrounding the Town Centre, and</u></p> <ul style="list-style-type: none"> • <u>Provide a clear link between the parking strategy and development related parking standards.'</u> 		
40	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.'	'Furthermore the Kiln Lane Link, an existing major scheme which is awaiting Government funding, could, <u>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'.</u>	Change proposed at submission To provide more accurate information	Minor
41	Paragraph 4.77, page 46	Third bullet point: 'Delivery of Kiln Lane Link'	'Delivery of the Kiln Lane Link <u>which could reduce traffic volumes and heavy goods vehicle trips on Hook Road'</u>	Change proposed at submission To provide more accurate information	Minor
42	Paragraphs 5.18 to 5.19, page 54		Insert an additional paragraph in between paras 5.18 and 5.19: ' <u>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 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>	Change proposed at submission To address a site specific issue	Minor
43	Policy E16,	Bullet no 6:	Removal of some text to read:	Agreed at hearing	Minor

	page 57	'The retention 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;'	'The retention of 27 off-street parking spaces for use by Station customers;'	To improve clarity	
44	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> '	Change proposed after the hearing by 15 October To clarify the approach towards charging regimes and the overall objectives of the Parking Strategy	Minor
45	Para 5.36, page 58	Final sentence: 'In particular, public	'In particular, public realm, signage and lighting improvements will be made to existing routes linking	Change proposed at submission	Minor

		realm, signage and lighting improvements will be made to existing routes linking Station Approach, the Market Place and along the pedestrian footway at the rear of the Ebbisham, which links the Station to Hook Road Car Park.'	Station Approach, the Market Place and along the pedestrian <u>and cycleway</u> at the rear of the Ebbisham, which links the Station to Hook Road Car Park.'	Additional factual information	
46	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.	Change proposed at submission To improve clarity	Minor
47	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).'	Agreed at hearing To improve clarity	Minor
48	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	'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.'	Agreed at hearing To improve clarity	Minor

		Road and Worple Road.'			
49	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 (east)."	"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)."	Agreed following the examination hearing – to reflect the factual position	Minor
50	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 ..."	Agreed following the examination hearing – to reflect a change in nomenclature	Minor
51	Proposals Map		Rename as 'Proposals Map: Inset map Epsom Town Centre'	Agreed at hearing To improve clarity	Minor
52	Proposals Map		Amend legend to read 'Primary Shopping Area'	To improve clarity and consistency of nomenclature with PPS4	Minor
53	Proposals Map		Proposals Map to identify the Plan E boundary in addition to the Town Centre Boundary	Change suggested in the Council's written responses to the Main Matters (MM1, Q7) To reflect the Plan E Area boundary	Minor
54	Proposals Map		Amend the extent of Policy E7 town centre building height boundary to reflect site boundaries/ownerships.	Change introduced following a post-hearing request from the Plan E Inspector	Medium significance. The change does not alter the Council's

				that the Council provide more precise boundaries	policy approach but may merit consultation on the basis that it impacts upon a specific property.
55	Proposals Map		Amend the extent of Policy E15 strategic opportunity site boundary to exclude the curtilage of the former Plough and Harrow Public House.	Change introduced following an exchange of letters with the Plan E Inspector on 6 October 2010.	Medium significance. The change does not alter the Council's approach to this site but may merit consultation on the basis that it impacts upon a specific property.
56	Proposals Map		Show Conservation Area data layer on proposals map.	Change introduced following request by Inspector on 6 October 2010.	Minor
57	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'	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
58	Map 2: The Old Town and Market Place		Minor presentation amendments to aid and improve clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
59	Map 3: The		Minor presentation amendments to aid and improve	Change introduced	Minor

	High Street		clarity	following discussion with Inspector during the Plan examination hearing	
60	Map 4: Upper High Street/ Upper Town		Minor presentation amendments to aid and improve clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
61	Map 5: Ashley Centre and Ashley Avenue		Minor presentation amendments to aid and improve clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
62	Map 6: East Street		Minor presentation amendments to aid and improve clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
63	Map 7: Epsom Railway Station and Station Approach		Minor presentation amendments to aid and improve clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
64	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	Change introduced following discussion with Inspector during the Plan examination hearing	Minor

65	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	Change introduced following discussion with Inspector during the Plan examination hearing	Medium significance. The change does not alter the Council's approach to this site but may merit consultation on the basis that it impacts upon a specific property.
66	Map 10: Public Realm		Minor presentation amendments to aid and improve clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
67	Map 11: Accessibility		Minor presentation amendments to aid and improve clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
68	Map 12: Depot Road and Upper High Street		Minor amendments to boundaries to ensure clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
69	Map 13: The Utilities Site, East Street		Remove 27 East Street from Utilities Site boundary	Change introduced following discussion with Inspector after the close of the Plan examination hearing	Medium significance. The change does not alter the Council's approach to this site but may merit consultation on the

					basis that it impacts upon a specific property.
70	Map 14: Epsom Station		Minor amendments to boundaries to ensure clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
71	Map 15: Town Centre Opportunity Sites		Minor amendments to boundaries to ensure clarity	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
72	Map 16 a) Market Place, High Street		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
73	Map 17 b) Former Woolworth's Store, High Street		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
74	Map 18 c) Pickard House, Upper High Street		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
75	Map 19 d) Former Magistrate's Court site,		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination	Minor

	The Parade/ Ashley Road			hearing	
76	Map 20 e) Global House, Ashley Avenue		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
77	Map 21 f) TK Maxx Store, High Street		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
78	Map 22 g) Emergency Services Uses, Church Street		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
79	Map 23 h) Comrades Club, The Parade		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
80	Map 24 i) Land to rear of The Albion Public House, South		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor

	Street				
81	Map 25 j) Town Hall Square and car park, rear of Town Hall		Insert new map to show boundary of opportunity site	Change introduced following discussion with Inspector during the Plan examination hearing	Minor
82	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>	Change proposed at submission To provide a more accurate definition	Minor
83	Appendix 1, page 72	Definition of Core Strategy	Delete final sentence: 'Also includes detailed development control polices.'	Change suggested in response to GOSE comments To improve clarity	Minor
84	Appendix 4,		Rather than including the Infrastructure Delivery Plan (IDP) as an appendix, make it a separate document and provide hyperlink	Change proposed at submission To provide flexibility to update the IDP	Minor
85	Appendix 4, page 86	2010 to 2015, Physical Infrastructure, Transport Final column: 'LTP III'	'LTP3'	Change proposed at submission To improve clarity	Minor
86	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> '.	Change proposed at submission To reflect the latest position	Minor

